

**CITY OF SANTA BARBARA  
CITY COUNCIL**

**Randy Rowse**  
*Mayor*

**Meagan Harmon**  
*Mayor Pro Tempore*

**Kristen W. Sneddon**  
*Ordinance Committee Chair*

**Eric Friedman**  
*Finance Committee Chair*

**Alejandra Gutierrez**  
**Oscar Gutierrez**  
**Mike Jordan**



**Rebecca Bjork**  
*Interim City Administrator*

**Ariel Pierre Calonne**  
*City Attorney*

**City Hall**  
735 Anacapa Street  
<http://www.SantaBarbaraCA.gov>

**FEBRUARY 8, 2022, 2:00 PM  
AGENDA**

**THIS MEETING WILL BE HELD BY TELECONFERENCE AS AUTHORIZED BY GOVERNMENT CODE § 54953(e)(1)(A) TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING UNDER SANTA BARBARA COUNTY HEALTH OFFICER ORDERS. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE COUNCIL CHAMBERS WILL NOT BE OPEN TO THE GENERAL PUBLIC. COUNCILMEMBERS MAY PARTICIPATE ELECTRONICALLY. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:**

**HOW TO OBSERVE AND/OR SPEAK LIVE AT A MEETING**

- **Web:** [https://santabarbaraca.gov.zoom.us/webinar/register/WN\\_BHXU9bk1SWq0ntGHpIRq0Q](https://santabarbaraca.gov.zoom.us/webinar/register/WN_BHXU9bk1SWq0ntGHpIRq0Q)  
(Participation via Zoom) Please complete the Zoom registration questions stating which item you wish to speak on.
- **Telephone:** Dial 1-669-900-6833, Enter Webinar ID: 948 7481 3299  
(press \*9 to raise/lower hand; press \*6 to mute/unmute)
- **Online Streaming:** Council meetings are streamed live at [www.SantaBarbaraCA.gov/CAP](http://www.SantaBarbaraCA.gov/CAP)
- **TV:** Each regular City Council meeting is broadcast live in English and Spanish on City TV Channel 18 and rebroadcast in English on Wednesdays and Thursdays at 7:00 p.m. and Saturdays at 9:00 a.m., and in Spanish on Sundays at 4:00 p.m. Each televised Council meeting is closed captioned for the hearing impaired. Check the City TV program guide at [www.santabarbaraca.gov/citytv](http://www.santabarbaraca.gov/citytv) for rebroadcasts of Finance and Ordinance Committee meetings.

**PUBLIC COMMENT:** Members of the public wishing to speak must "raise their hand" in the Zoom platform by selecting the virtual hand icon when their item is called. When persons are called on to speak, their microphone will be activated by City staff and the speaker will be notified that they can now unmute themselves in order to begin speaking. The speaker will then need to unmute themselves by selecting the 'mute/unmute' icon or pressing Alt+A on their keyboard. Each speaker will be given a total of 3 minutes to address the Council. Pooling of time is not allowed during meetings conducted electronic public comment. If general public comment on items not on the agenda at the beginning of the 2:00 p.m. session exceeds 30 minutes, there will be an opportunity for additional off-agenda public comment at the end of the meeting. The City Council, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond the City's subject matter jurisdiction.

**WRITTEN PUBLIC COMMENT:** Public comments may also be submitted via email to [Clerk@SantaBarbaraCA.gov](mailto:Clerk@SantaBarbaraCA.gov) prior to the beginning of the Council Meeting. All public comments submitted via email will be provided to City Council and will become part of the public record.

**CONTINUED ON THE NEXT PAGE**

**PUBLIC COMMENT: Public comment on matters not listed on the agenda will occur** at the beginning of the meeting. Members of the public wishing to speak must “raise their hand” in the Zoom platform by selecting the virtual hand icon during the presentation of that item. When persons are called on to speak, their microphone will be activated by City staff and the speaker will be notified that they can now unmute themselves in order to begin speaking. The speaker will then need to unmute themselves by selecting the ‘mute/unmute’ icon or pressing Ctrl+Alt+A on their keyboard.

For those who need accessibility accommodation in using the “raise hand” function and/or registering to participate in the Zoom session, please contact the Clerk’s office by 5:00 p.m. the day before the meeting for assistance. Additionally, a speaker may email [Clerk@SantaBarbaraCA.gov](mailto:Clerk@SantaBarbaraCA.gov) by 5:00 p.m. the day before a meeting, stating which item they wish to speak on. When persons are called on to speak, their microphone will be activated the speaker will be notified by City staff that they can now unmute themselves in order to begin speaking. The speaker will then need to unmute themselves by selecting the ‘mute/unmute’ icon or pressing Ctrl+Alt+A on their keyboard.

Each speaker will be given a total of 3 minutes to address the Council. Pooling of time is not allowed during general public comment. The time allotted for general public comment at the beginning of the 2:00 p.m. session is 30 minutes. The City Council, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond the City’s subject matter jurisdiction.

**PUBLIC COMMENT ON AGENDIZED ITEMS:** Members of the public wishing to speak on a matter on the agenda must “raise their hand” in the Zoom platform by selecting the virtual hand icon during the presentation of that item. The “raise hand” icon is generally located on most devices in the upper right hand corner of the screen. For those who need accessibility accommodation in using the “raise hand” function, please contact the Clerk’s office by 5:00 p.m. the day before the meeting for assistance. Additionally, a speaker may email [Clerk@SantaBarbaraCA.gov](mailto:Clerk@SantaBarbaraCA.gov) by 5:00 p.m. the day before a meeting, stating which item they wish to speak on. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 3 minutes to address the Council. Pooling of time is not permitted during meetings conducted electronically.

**ORDER OF BUSINESS:** Regular meetings of the Finance Committee and the Ordinance Committee begin at 12:30 p.m. The regular City Council meeting begins at 2:00 p.m. in the Council Chamber at City Hall.

**REPORTS:** Copies of the reports relating to agenda items are available for review at <http://www.SantaBarbaraCA.gov/CAP>. In accordance with state law requirements, this agenda generally contains only a brief general description of each item of business to be transacted or discussed at the meeting. Should you wish more detailed information regarding any particular agenda item, you are encouraged to obtain a copy of the Council Agenda Report (a “CAR”) online at the City’s website (<http://www.SantaBarbaraCA.gov/CAP>). Materials related to an item on this agenda submitted to the City Council after distribution of the agenda packet are posted to the City’s website as soon as reasonably feasible.

**CONSENT CALENDAR:** The Consent Calendar is comprised of items that will not usually require discussion by the City Council. A Consent Calendar item is open for discussion by the City Council upon request of a Councilmember, City staff, or member of the public. Items on the Consent Calendar may be approved by a single motion. Should you wish to comment on an item listed on the Consent Agenda, after turning in your “Request to Speak” form, you should come forward to speak at the time the Council considers the Consent Calendar.

**SPANISH INTERPRETATION:** If you need interpretation of your communications to Council from Spanish into English, please contact the City Clerk’s Office at 564-5309 or by email at [Clerk@SantaBarbaraCA.gov](mailto:Clerk@SantaBarbaraCA.gov). If possible, notification of at least 48 hours will usually enable the City to make arrangements.

**INTERPRETACIÓN EN ESPAÑOL:** Si necesita una interpretación del español al inglés, para sus comunicaciones al Consejo, comuníquese con la Oficina del Secretario Municipal al 564-5309, o por correo electrónico a [Clerk@SantaBarbaraCA.gov](mailto:Clerk@SantaBarbaraCA.gov). Si es posible, la notificación de al menos 48 horas generalmente permitirá a la Ciudad hacer los arreglos.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the City Administrator’s Office at 564-5305 or by email at [Clerk@SantaBarbaraCA.gov](mailto:Clerk@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

## **FEBRUARY 8, 2022 AGENDA**

### **REGULAR CITY COUNCIL MEETING – 2:00 P.M.**

#### **CALL TO ORDER**

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

#### **CEREMONIAL ITEMS**

- 1. Subject: Black History Month - February 2022**

#### **CHANGES TO THE AGENDA**

#### **PUBLIC COMMENT**

#### **CONSENT CALENDAR**

- 2. Subject: Adoption Of An Ordinance Approving The 2021-2022 Management Salary Plans**

Recommendation: That Council adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Adopting the 2021-2022 Salary Plan Applicable to Unrepresented Managers and Professional Attorneys (except the City Administrator and the City Attorney) and the 2021-2022 Salary Plan Applicable to Certain Unrepresented Safety Managers.

- 3. Subject: Introduction Of An Ordinance Amending Affordability Control Covenants For Victoria Hotel And Mental Wellness Center**

Recommendation: That Council introduce and subsequently adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Approving a Second Amendment to an Affordability Control Covenant Imposed on Real Property with People's Self-Help Housing Corporation Located at 22 East Victoria Street and a First Amendment to Replacement Affordability Control Covenant Imposed on Real Property with Building Hope, LLC Located at 617 Garden Street and Authorizing the Community Development Director to Execute Such Agreements.

**4. Subject: Adoption Of A Resolution Continuing Teleconferencing Of City Meetings During The Ongoing COVID-19 State Of Emergency**

Recommendation: That Council adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Extending its Direction that Meetings of the City Council and City Boards and Commissions Continue to be Held by Teleconference as Authorized by Government Code § 54953(e)(1)(A) to Promote Social Distancing and Prioritize the Public's Health and Well-being Under Santa Barbara County Health Officer Orders.

**5. Subject: Amendment To Position Salary Control Resolution 21-047 With Salary Adjustment For Police Managers**

Recommendation: That Council adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Amending Resolution 21-047, the Position and Salary Control Resolution for Fiscal Year 2022, affecting the salary range for employees in the Police Management Association, effective January 1, 2022.



**6. Subject: Accept Grant Funding For Pedestrian, Bicyclist And Americans With Disabilities Act Access At Various Locations Throughout The City**

Recommendation: That Council:

- A. Approve an increase in revenue and expenditure appropriations in the Streets Grant Capital Fund in the amount of \$52,000, funded by a Highway Safety Improvement Program grant, to cover the costs of design and environmental review for the De La Vina and Los Olivos Pedestrian Crossing Improvements Project;
- B. Approve an increase in revenue and expenditure appropriations in the Streets Grant Capital Fund in the amount of \$60,000, funded by a Highway Safety Improvement Program grant, to cover the costs of design and environmental review for the San Andres and Sola Pedestrian Crossing Improvements Project;
- C. Approve an increase in revenue and expenditure appropriations in the Streets Grant Capital Fund in the amount of \$101,000, funded by a Highway Safety Improvement Program grant, to cover the costs of design and environmental review for the Cliff and Alan Pedestrian Crossing Improvements Project;
- D. Approve an increase in revenue and expenditure appropriations in the Streets Grant Capital Fund in the amount of \$20,000, funded by a Highway Safety Improvement Program grant, to cover the costs of design and environmental review for the Mission and State Lighting Corridors Project; and
- E. Approve an increase in revenue and expenditure appropriations in the Streets Grant Capital Fund in the amount of \$319,000, funded by an Active Transportation Program Grant, to cover the costs of design and environmental review for the Upper De La Vina Safe Crossings Project.

**7. Subject: City's Response To The Santa Barbara County Grand Jury's Report "Pensions In Santa Barbara County Require Vigilance" (150.04)**

Recommendation: That Council receive the Santa Barbara County Grand Jury's report titled "Pensions in Santa Barbara Require Vigilance" and accept staff's responses to the findings and recommendations.

**8. Subject: Authorization For Electoral Redistricting Legal Services**

Recommendation: That Council authorize the City Attorney to execute an amended legal services agreement with Nielsen Merksamer Parrinello Gross & Leoni LLP, for special counsel services regarding electoral redistricting matters, in an amount not to exceed \$95,000. This firm provides specialized assistance relating to voting rights matters.

**9. Subject: Contract For Construction Of Downtown De La Vina Street Safe Crosswalks And Buffered Bike Lanes And Eastside Community Paseos Project**

Recommendation: That Council:

- A. Award a contract with Lash Construction Inc., for their low bid amount of \$1,508,278 and bid alternates amount of \$869,005, for a total of \$2,377,283 for construction of the Downtown De La Vina Street Safe Crosswalks And Buffered Bike Lanes And Eastside Community Paseos Project, Bid No. 3906; and authorize the Public Works Director to execute the contract and approve expenditures up to \$713,185 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment; and
- B. Approve an increase in revenue and expenditure appropriations in the Streets Grant Capital Fund in the amount of \$1,320,000, funded by Active Transportation Program grant funding, for the construction of the Downtown De La Vina Street Safe Crosswalks and Buffered Bike Lanes Project.

This concludes the Consent Calendar.

**CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS**

**COMMUNITY DEVELOPMENT DEPARTMENT**

**10. Subject: Introduction Of An Ordinance Amending Municipal Code To Regulate Sidewalk Vending**

Recommendation: That Council, introduce and subsequently adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Amending Title 9 of the Santa Barbara Municipal Code by the Addition of Chapter 9.49 to Regulate Sidewalk Vending in Accordance with State Law.

## **PUBLIC HEARINGS**

### **11. Subject: Initiation Of Specific Plan And General Plan Amendment, And Community Benefit Designation For 3237 State Street**

Recommendation: That Council:

- A. Initiate a Specific Plan to replace the existing RS-7.5/USS zoning designation to allow the community health clinic and other uses;
- B. Initiate a General Plan Amendment to change the land use designation from Parks and Open Space to Office/Medium Density Residential (12 dwelling units per acre); and
- C. Designate the community health clinic project as a Community Benefit Project.

## **FINANCE DEPARTMENT**

### **12. Subject: Execute Agreement With OpenGov, Inc., For On-line Digital Budget Book And Appropriate General Fund Reserves In Fiscal Year 2022 (210.01)**

Recommendation: That Council:

- A. Authorize the Finance Director to execute a one year agreement with OpenGov, Inc., for a total of \$117,543 to transition from a printed budget document to an on-line, interactive digital format for the City's budget; and
- B. Appropriate available General Fund reserves in Fiscal Year (FY) 2022 in the amount of \$117,543 in the Finance Department.

## **COUNCIL AND STAFF COMMUNICATIONS**

## **COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS**

## **PUBLIC COMMENT (IF NECESSARY)**

## **ADJOURNMENT**



PROCLAMATION

**BLACK HISTORY MONTH**  
FEBRUARY 2022

***WHEREAS**, the 2022 Santa Barbara County Theme is “Black Joy & Legacy Through Family Health & Safety;” and*

***WHEREAS**, when Dr. Carter G. Woodson established Negro History Week in 1926, he “lobbied extensively to establish Black History as a nationwide institution” and to encourage “the study of African American history”. Due to his efforts in 1976, Negro History Week expanded to Black History Month. The goal of bringing to the public’s attention front and center, the noteworthy and important contributions made by African Americans / Black community members that merit emphasis; and*

***WHEREAS**, the 2022 theme reflects changes in how people of the African diaspora in the United States and Santa Barbara County, in particular, have viewed themselves, the influence of social movements on racial ideologies, and the aspirations of the Black community; and*

***WHEREAS**, the Black family offers a rich tapestry of images for exploring the African American past and present. As family historians dive into archives, online newspapers, and census reports to stretch the traditional boundaries of history, they discover amazing life stories of their ancestors –ordinary people who did extraordinary things. These stories inspire new generations and destroy old stereotypes; and*

***WHEREAS**, the Black Family offers a rich tapestry of images exploring the African American past and present worldwide through the spread of families across states, nations, and continents, and through family research that stretches traditional boundaries of history with the discovery of amazing ancestral stories of ordinary people who did extraordinary things; stories that inspire new generations and destroy old stereotypes; and*

***WHEREAS**, Black History is not just about the struggles Black families have been through, it is a celebration of the accomplishments, integrity, leadership, determination, and true character. We honor the history and celebrate the progress that we have made. We are resilient and resolute in creating new opportunities for future generations;*

***NOW, THEREFORE, I, RANDY ROWSE**, on behalf of the Santa Barbara City Council, by virtue of the authority vested in me as Mayor of the City of Santa Barbara, do hereby proclaim **February 2022** as **BLACK HISTORY MONTH** in Santa Barbara and encourage community members to engage in activities and discussions to further their understanding of, and appreciation for, Black history.*

***IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Official Seal of the City of Santa Barbara, California, to be affixed this 8<sup>th</sup> day of February, 2022.*

  
MAYOR RANDY ROWSE



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA ADOPTING THE 2021-2022 SALARY PLAN APPLICABLE TO UNREPRESENTED MANAGERS AND PROFESSIONAL ATTORNEYS (EXCEPT THE CITY ADMINISTRATOR AND THE CITY ATTORNEY) AND THE 2021-2022 SALARY PLAN APPLICABLE TO CERTAIN UNREPRESENTED SAFETY MANAGERS

THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. The 2021-2022 Management Salary Plan applicable to unrepresented managers and professional attorneys and the 2021-2022 Management Salary Plan applicable to certain unrepresented safety managers, effective as of July 1, 2021, and attached hereto, and incorporated herein by reference as Exhibit "A" and Exhibit "B" (hereinafter the "2021-2022 Management Salary Plan") is hereby approved.

Section 2. During the term of the Salary Plan, the City Administrator is hereby authorized to implement the terms of the 2021-2022 Management Salary Plan without further action by the City Council, unless such further Council action is required by state or federal law. This authorization shall include, but not be limited to, the authority to implement employee salary increases and changes to the salary schedule(s) that were adopted with the annual budget.

## **EXHIBIT A**

### **2021-2022 Management Salary Plan Applicable to Unrepresented Managers and Professional Attorneys**

1. This Management Salary Plan sets forth a plan for salary and benefit adjustments for certain unrepresented management employees for the period of July 1, 2021 through June 30, 2022.
2. This Salary Plan will apply to all management employees and professional attorneys not represented by a recognized employee organization, except the City Administrator and the City Attorney.
3. Salary Increases:
  - A. The following across-the-board base salary increases will be implemented for all employees except the City Administrator and City Attorney:  
Effective December 18, 2021: 2.5%
4. A Cell Phone Allowance of \$50 per month will be provided to those applicable employees who do not have a City issued cell phone.
5. The Management Performance and Compensation Plan and the Professional Attorneys Compensation Plan will be amended, as necessary, to include these changes and any other language or de minimus changes to compensation and benefits.



## **EXHIBIT B**

### **2021-2022 Management Salary Plan Applicable to Certain Unrepresented Safety Managers ("Management Salary Plan 2")**

1. This Management Salary Plan sets forth a plan for salary and benefit adjustments for unrepresented management employees for the period of July 1, 2021 through June 30, 2022.
2. This salary plan will apply only to the following unrepresented safety management employees: Fire Division Chief-Operations, the Fire Chief, and the Police Chief. This salary plan shall not apply to police management employees represented by the Police Management Association, nor to the Fire Division Chief-Prevention or the Fire Battalion Chiefs.
3. Across-the-Board Salary Increases:
  - A. Effective December 18, 2021: 2.5%
4. A Cell Phone Allowance of \$50 per month will be provided to those applicable employees who do not have a City issued cell phone.
5. The Management Performance and Compensation Plan will be amended, as necessary, to include these changes and any other language or de minimus changes to compensation and benefits.



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 8, 2022

**TO:** Mayor and Councilmembers

**FROM:** Housing and Human Services Division, Community Development Department

**SUBJECT:** Introduction Of An Ordinance Amending Affordability Control Covenants For Victoria Hotel And Mental Wellness Center

### **RECOMMENDATION:**

That Council introduce and subsequently adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Approving a Second Amendment to an Affordability Control Covenant Imposed on Real Property with People's Self-Help Housing Corporation Located at 22 East Victoria Street and a First Amendment to Replacement Affordability Control Covenant Imposed on Real Property with Building Hope, LLC Located at 617 Garden Street and Authorizing the Community Development Director to Execute Such Agreements.

### Background

#### *Victoria Hotel*

People's Self-Help Housing Corporation (PSHHC), a California nonprofit public benefit corporation, owns the 28-unit affordable housing development at 22 East Victoria Street known as the Victoria Hotel. All units are reserved for rental to Low-Income tenant households earning 80 percent of Area Median Income (AMI) or less by a City Covenant with a term of 60 years (City policy at that time) until 2059.

In 1999, the City provided PSHHC with a loan of \$1,130,000 (comprising \$430,000 in federal Community Development Block Grant funds and \$700,000 in federal HOME funds) for development of the Victoria Hotel. Since that time, required compliance reports and rent rolls have been submitted annually, and loan payments have been made per the terms of the residual-receipts loan. The property continues to comply with the terms of the City loan and Covenant.

PSHHC is refinancing an existing senior loan on the property. The new loan in the amount



## Council Agenda Report

### Introduction Of An Ordinance Amending Affordability Control Covenants For Victoria Hotel And Mental Wellness Center

February 8, 2022

Page 2

of \$2,200,000 will be used to pay off the existing first mortgage, cover costs of needed capital improvements, repay the funds PSHHC initially contributed to the development of the project, and fund a reserve account for the property. This will enable the project to maintain a strong operational position and perform needed upgrades, while also assisting PSHHC in developing other affordable-housing projects in line with their mission.

#### *Mental Wellness Center*

In order to help finance the construction of the housing portion (Unit 1 of 3) of the Mental Wellness Center (MWC), the Redevelopment Agency of the City of Santa Barbara provided the owner with two loans, one in 2006 for \$5.1 million and a subsequent one in 2008, which amended and restated the original loan to add \$1.2 million due to unexpected construction cost increases. The combined loan total was \$6,300,000. The loan agreement applies to and is secured by Unit 1. As of November 15, 2021, the total balance including accrued interest was \$8,989,188.

As a condition of providing financing, the Redevelopment Agency restricted rental of the residential portion of the property to Low- and Very Low-Income households for a period of 60-years (City policy at that time) until 2069.

On December 7, 2009, as is common with Low Income Housing Tax Credit (LIHTC) financing, the City loan was subordinated to a new senior note in the principal amount of \$3,200,000 with Santa Barbara Bank & Trust for permanent financing. At this time, Building Hope, LLC, is acquiring fee title back from MHA Garden Street Apartments, LP, the tax credit investor Limited Partnership, and refinancing the senior debt in order to obtain a lower the interest rate, and extending the amortization period of the loan. The new loan terms will provide greater financial stability with added cash flow from the interest savings and longer term, to help fund ongoing operations and required maintenance needs of the MWC.

#### Loan Committee Approval

On December 1, 2021, City Council's authorized Loan Committee reviewed the loan subordination request submitted by People's Self-Help Housing Corporation and unanimously approved the request for Victoria Hotel, with the recommendation to City Council for approval of extending the Covenant to 2089.

On December 8, 2021, City Council's authorized Loan Committee reviewed the loan subordination request submitted by Building Hope, LLC, as successor in interest to MHA Garden Street Apartments, LP, and unanimously approved the request for the MWC, with the recommendation to City Council for approval of extending the Covenant to 2099.

Refinancing both loans to lower interest rates with longer amortization terms will increase overall cash flow, which will help sustain the properties' operations and maintenance requirements while adequately funding reserve accounts for future expenses.

### Long-Term Affordability

Both Victoria Hotel and the MWC have maintained full compliance with the City's affordability and reporting requirements. Staff recommends Council extend affordability covenants of each property from 60 to 90 cumulative years, as approved by the City's Loan Committee, to ensure longer-term affordability at each property. If Council approves extending the covenants, the Victoria Hotel covenant will be extended from a current expiration of 2059 to 2089, and the MWC covenant will be extended from a current expiration of 2069 to 2099. Both extensions require approval by the City Council due to the length of the agreements.

### Staff Support

Approving the proposed refinance and extending the affordability covenants to 90 years requires no new funding from the City and does not impact the City's current title position. By approving the request, the affordability periods for both properties will be extended significantly, and both owners will be positioned to operate in a manner that is financially sustainable and able to address ongoing maintenance and repair needs.

With the dissolution of the Redevelopment Agency and the source of funding it provided for developing new affordable housing units, it is extremely important to maintain the City's existing affordable housing inventory.

A copy of the amended covenants are available for public review. Please contact Laura Dubbels ([LDubbels@SantaBarbaraCA.gov](mailto:LDubbels@SantaBarbaraCA.gov)) to request a copy.

**PREPARED BY:** Laura Dubbels, Housing and Human Services Manager

**SUBMITTED BY:** Elias Isaacson, Community Development Director

**APPROVED BY:** City Administrator's Office

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING A SECOND AMENDMENT TO AN AFFORDABILITY CONTROL COVENANT IMPOSED ON REAL PROPERTY WITH PEOPLE'S SELF-HELP HOUSING CORPORATION LOCATED AT 22 EAST VICTORIA STREET AND A FIRST AMENDMENT TO REPLACEMENT AFFORDABILITY CONTROL COVENANT IMPOSED ON REAL PROPERTY WITH BUILDING HOPE, LLC LOCATED AT 617 GARDEN STREET AND AUTHORIZING THE COMMUNITY DEVELOPMENT DIRECTOR TO EXECUTE SUCH AGREEMENTS

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

WHEREAS, People's Self-Help Housing Corporation, a California nonprofit, public benefit corporation ("People's Self-Help") is fee owner of the real property commonly known as the Victoria Hotel, located at 22 East Victoria Street in the City of Santa Barbara; and

WHEREAS, on February 8, 2022, the City Council, by minute action, approved a Second Amendment to Affordability Control Covenant Imposed on Real Property pertaining to the property located at 22 East Victoria Street in the City of Santa Barbara owned by People's Self Help to restrict the use of the property and the facility to housing for low-income households for a cumulative period of 90 years; and

WHEREAS, People's Self Help and City agree to comply with the Second Amendment to Affordability Control Covenant Imposed on Real Property, recorded in the office of the County Recorder on \_\_\_\_\_, as Instrument No. \_\_\_\_\_ of official records; and

WHEREAS, Building Hope, LLC, a California limited liability company, (“Building Hope”) as successor in interest to MHA Garden Street Apartments, LP, is fee owner of the real property commonly known as the Mental Wellness Center, located at 617 Garden Street in the City of Santa Barbara; and

WHEREAS, on February 8, 2022, the City Council, by minute action, approved a First Amendment to Replacement Affordability Control Covenant Imposed on Real Property pertaining to the property located at 617 Garden Street in the City of Santa Barbara owned by Building Hope, LLC to restrict the use of the property and the facility to housing for low- and very low-income households for a cumulative period of 90 years; and

WHEREAS, Building Hope, LLC and City agree to comply with the First Amendment to Replacement Affordability Control Covenant Imposed on Real Property, recorded in the office of the County Recorder on \_\_\_\_\_, as Instrument No. \_\_\_\_\_ of official records.

NOW THEREFORE, in accordance with the provisions of Section 521 of the Charter of the City of Santa Barbara, an Ordinance of the Council of the City of Santa Barbara approving the Second Amendment to Affordability Control Covenant Imposed on Real Property, and the First Amendment to Replacement Affordability Control Covenant Imposed on Real Property, is hereby approved.



## **CITY OF SANTA BARBARA**

### **COUNCIL AGENDA REPORT**

**AGENDA DATE:** February 8, 2022

**TO:** Mayor and Councilmembers

**FROM:** City Administrator's Office  
City Attorney's Office

**SUBJECT:** Adoption Of A Resolution Continuing Teleconferencing Of City Meetings During The Ongoing COVID-19 State Of Emergency

#### **RECOMMENDATION:**

That Council adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Extending its Direction that Meetings of the City Council and City Boards and Commissions Continue to be Held by Teleconference as Authorized by Government Code § 54953(e)(1)(A) to Promote Social Distancing and Prioritize the Public's Health and Well-being Under Santa Barbara County Health Officer Orders.

#### **DISCUSSION:**

On January 11, 2022, the City Council adopted Resolution No. 22-002 to enable the continued use of teleconferencing for City meetings during the ongoing COVID-19 emergency. On February 1, 2022, the County Health Officer extended the indoor mask mandate, thereby warranting extension of the emergency teleconferencing rules. The City Council and other City boards and commissions had been holding Brown Act meetings by teleconference under the authority of Executive Order N-29-20, which expired on September 30, 2021. On September 16, 2021, Governor Newsom signed Assembly Bill 361 amending Government Code Section 54953 (part of the Brown Act) to add special provisions for teleconference meetings during emergencies. These provisions became applicable on October 1, 2021. The Governor's March 4, 2020 Proclamation of Emergency related to the COVID-19 pandemic remains in effect. Likewise, the County Health Officer has continued to issue orders requiring or recommending social distancing. Section 54953(e)(1)(A) authorizes the City Council, Planning Commission, and other City boards and commissions to continue to conduct their meetings as they are currently doing, so long as the current statewide emergency exists and state or local officials have imposed or recommended measures to promote social distancing.

The rules for conducting teleconference meetings are slightly modified under the new law and include the following requirements:

- Notice of the meeting must still be given in compliance with the Brown Act and the notice must include the means by which the public may access the meeting and provide public comment.
- All votes must be by roll-call vote.
- The public must be provided access to the meeting via a call-in option or internet-based service option and allowed to “address the legislative body directly.” The agency does not have to provide an in-person option for the public to attend the meeting.
- The meeting must be conducted in a manner that protects the statutory and constitutional rights of the parties and the public appearing before the legislative body.
- If there is a disruption to the meeting broadcast or in the ability to take call-in or internet-based public comment, no further action can be taken on agenda items until the issue is resolved.
- The legislative body cannot require comments to be submitted before the start of the meeting. The public must be allowed to make “real time” public comment.
- Reasonable time for public comment must be provided. If the agency provides a timed public comment period, the public comment period must be left open until the time expires.

The City has generally complied with these requirements during the COVID-19 emergency.

The new law modifies the rules for “timed” public comment periods. In order to avoid arguable conflicts between the new Brown Act rules and the City Council’s 2018 Rules of Procedure, the proposed Resolution suspends Section 4.12.2 of the Council’s Rules, which establishes the initial 30 minute public comment period at the beginning of the meeting. This approach will retain the Mayor’s power and duty as the presiding officer to manage Council meetings. Moreover, the City is continuing to investigate and implement a teleconference meeting format that provides greater accessibility to the public.

The new law also requires the City Council to make a finding every 30 days that it has reconsidered the circumstances of the state of emergency and either 1) the emergency continues to impact the ability to meet safely in person, or 2) state or local officials continue to impose or recommend social distancing.

The proposed Resolution will make findings necessary to continue the City's existing meeting practice so long as the state of emergency exists and State or local officials continue to impose or recommend social distancing. The Council will reconsider the Resolution every 30 days.

**PREPARED BY:** Ariel Calonne, City Attorney

**SUBMITTED BY:** Rebecca Bjork, Interim City Administrator  
Ariel Calonne, City Attorney

RESOLUTION NO.

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA EXTENDING ITS DIRECTION THAT MEETINGS OF THE CITY COUNCIL AND CITY BOARDS AND COMMISSIONS CONTINUE TO BE HELD BY TELECONFERENCE AS AUTHORIZED BY GOVERNMENT CODE § 54953(E)(1)(A) TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING UNDER SANTA BARBARA COUNTY HEALTH OFFICER ORDERS

WHEREAS, the City Council and City boards and commissions have been meeting by teleconference during the COVID-19 state of emergency to protect the health and safety of the public, participants in public meetings, members of the City Council and the City's many boards and commissions and City staff; and

WHEREAS, the City Council and City boards and commissions have been holding meetings by teleconference under the authority of Executive Order N-29-20, which expired on September 30, 2021; and

WHEREAS, on September 16, 2021, Governor Newsom signed Assembly Bill 361 amending Government Code Section 54953 (part of the Brown Act) to add special provisions for teleconference meetings during emergencies. These provisions became applicable to the City on October 1, 2021; and

WHEREAS, the Governor's March 4, 2020 Proclamation of a State of Emergency as a result of the COVID-19 pandemic remains in effect. Likewise, the County Health Officer has continued to issue orders requiring or recommending social distancing; and

WHEREAS, the City Council desires to continue to protect the health and safety of the public, participants in public meetings, members of the City Council and the City's many boards and commissions and City staff; and

WHEREAS, City Charter Section 800 authorizes the City Council to prescribe the powers and duties of advisory boards created by ordinance; and

WHEREAS, City Charter Section 804 authorizes the City Council to approve or disapprove the rules and regulations of advisory boards and commissions established by the City Charter; and



WHEREAS, on January 11, 2022, the City Council adopted Resolution No. 22-002 to direct that meetings of the City Council and City boards and commissions continue to be held by teleconference as authorized by Government Code § 54953(e)(1)(a) to promote social distancing and prioritize the public's health and well-being under Santa Barbara County Health Officer orders.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA THAT:

1. The City Council directs that all meetings of the City Council and City boards and commissions continue to be held by teleconference in accordance with the provisions of Government Code Section 54953, so long as the current statewide emergency exists and state or local officials have imposed or recommended measures to promote social distancing.

2. Section 4.12.2 of Resolution No. 18-088 [the City Council's Rules of Procedure], which establishes a time limit for public comment on non-agendized matters, is suspended while this Resolution is in effect.

3. This Resolution will remain in effect for 30 days following its adoption, subject to extension or renewal by motion of the City Council.

4. The City Council will reconsider this Resolution and any extension or renewal every thirty days.

5. The City Administrator/City Clerk is directed to place this Resolution and any extension or renewal for reconsideration on the City Council agenda prior to the expiration of this Resolution or any extension or renewal.



# **CITY OF SANTA BARBARA**

## **COUNCIL AGENDA REPORT**

**AGENDA DATE:** February 8, 2022

**TO:** Mayor and Councilmembers

**FROM:** Wendy Levy, Human Resources Director

**SUBJECT:** Amendment To Position Salary Control Resolution 21-047 With Salary Adjustment For Police Managers

### **RECOMMENDATION:**

That Council adopt, by reading of title only, a Resolution of the Council of the City of Santa Barbara Amending Resolution 21-047, the Position and Salary Control Resolution for Fiscal Year 2022, affecting the salary range for employees in the Police Management Association, effective January 1, 2022.

### **DISCUSSION:**

The City's Human Resources Department regularly presents amendments to the City Council for approval of changes to the City's classification and compensation system, and amendments to the Position Salary Control Resolution.

In order to implement a salary adjustment to salaries paid by the City, the City must present the intended adjustment for approval by the Council. California Code of Regulation Subchapter 1, Employee's Retirement System Regulations Section 570.5 and 571.1 (2 CCR §§ 570.5 and 571.1) require Council to adopt one unified pay schedule that includes all employee classifications whenever any salaries change. The salary schedule must be its own, stand-alone document that the governing body adopts in a publicly-noticed meeting that complies with all open meeting laws. This Council Agenda Report and attachments document the salary adjustment, as required by law.

The salary adjustment of 2.5%, effective January 1, 2022 was previously approved with the current the Memorandum of Understanding for the Police Management Association, which was adopted by Council on August 10, 2021. Today's action by Council is approving implementation of this previously approved salary adjustment, and approving, in a public setting, the attached pay schedule, as necessary, as described above.

**BUDGET/FINANCIAL INFORMATION:**

The impact of the changes to Police Management Association compensation included in this report will add approximately \$108,258 in salary and benefit costs in Fiscal Year 2022.

**ATTACHMENT(S):**

1. Classification and Salary Ranges Document
2. Hourly Rate Class LT Schedule

**PREPARED BY:** Graciela Reynoso, Human Resources Manager

**SUBMITTED BY:** Wendy Levy, Human Resources Director

**APPROVED BY:** City Administrator's Office

Council hereby authorizes the following classified and unclassified regular full-time and regular part-time classifications and positions; and the salary ranges therefore for the 2022 fiscal year. Changes to future salaries may be adopted by the City Council by Ordinance as part of a collective bargaining agreement or long-term salary plan.

**LEGEND****FLSA-**

N = Non-Exempt under provisions of Fair Labor Standards Act (FLSA)

E = Exempt under provisions of Fair Labor Standards Act (FLSA)

7 = 7K Exemption under provisions of Fair Labor Standards Act (FLSA)

**UNIT-**

01 = Executive Management

02 = Managers

04 = Supervisors

05 = Confidential Supervisors

14 = General Unit

16 = Confidential

19 = Treatment &amp; Patrol

21 = Police Chief

22 = Police Deputy Chief

23 = Police Management Association

24 = Police Sworn

29 = Police Non-Sworn

31 = Fire Chief

32 = Fire Operations Division Chief

33 = Fire Battalion Chiefs

34 = Fire Sworn

39 = Fire Non-Sworn

**REVISION HISTORY**

Resolution # 20-079 = Airport Patrol Officer, effective 7/3/2021

Resolution # TBD = PMA COLA, effective 7/3/2021

Resolution # TBD = City Attorney, effective 7/3/2021

Ordinance # TBD = Supervisors BU, effective 12/18/2021

Ordinance # TBD = Executive and Unrepresented Mgrs BU, effective 12/18/2021

Resolution # TBD = Amendment to Resolution, effective 01/15/2022

Resolution # TBD = Police Chief Salary Range Change, effective 01/29/2022

Resolution # TBD = PMA COLA, effective 1/1/2022

**SERVICE STATUS**

A = Appointed Employees

C = Classified

U = Unclassified

**CONFIDENTIAL**

\* = Positions in this classification are designated as confidential and receive an additional 2.5%

Classification Title	FLSA	Service Status	Unit	Job Class	Monthly					Biweekly					Hourly				
					Step I	Step 2	Step 3	Step 4	Step 5	Step I	Step 2	Step 3	Step 4	Step 5	Step I	Step 2	Step 3	Step 4	Step 5
CONFIDENTIAL																			
Accounting Assistant*	N	U	16	6000	4,581.89	4,811.00	5,051.54	5,304.13	5,569.33	2,114.72	2,220.46	2,331.48	2,448.06	2,570.46	26.4340	27.7557	29.1435	30.6007	32.1307
Accounting Technician*	N	U	16	6004	4,816.22	5,057.00	5,309.85	5,575.38	5,854.14	2,222.87	2,334.00	2,450.70	2,573.25	2,701.91	27.7859	29.1750	30.6338	32.1656	33.7739
Administrative Analyst I*	N	U	16	6001	6,561.49	6,889.57	7,234.05	7,595.77	7,975.54	3,028.38	3,179.80	3,338.79	3,505.74	3,681.02	37.8548	39.7475	41.7349	43.8217	46.0127
Administrative Analyst II*	E	U	16	6003	7,507.28	7,882.66	8,276.80	8,690.63	9,125.20	3,464.90	3,638.15	3,820.06	4,011.06	4,211.63	43.3113	45.4769	47.7507	50.1383	52.6454
Administrative Analyst III*	E	U	16	6002	8,130.94	8,537.49	8,964.37	9,412.59	9,883.23	3,752.74	3,940.38	4,137.40	4,344.27	4,561.49	46.9092	49.2548	51.7175	54.3034	57.0186
Administrative Assistant*	N	U	16	6028	5,374.76	5,643.45	5,925.66	6,221.95	6,533.04	2,480.66	2,604.67	2,734.92	2,871.67	3,015.25	31.0082	32.5584	34.1865	35.8959	37.6906
Administrative Assistant to Mayor/Council*	N	U	16	6029	5,643.50	5,925.62	6,221.93	6,533.06	6,859.69	2,604.69	2,734.90	2,871.66	3,015.26	3,166.01	32.5586	34.1863	35.8958	37.6907	39.5751
Administrative Specialist*	N	U	16	6024	4,024.61	4,225.82	4,437.12	4,658.98	4,891.94	1,857.51	1,950.38	2,047.90	2,150.30	2,257.82	23.2189	24.3798	25.5988	26.8788	28.2227
Applications Administrator*	E	U	16	6019	7,465.94	7,839.26	8,231.19	8,642.79	9,074.91	3,445.82	3,618.12	3,799.01	3,988.98	4,188.42	43.0728	45.2265	47.4876	49.8622	52.3552
Applications Analyst*	E	U	16	6006	6,787.86	7,127.25	7,483.62	7,857.81	8,250.69	3,132.86	3,289.50	3,453.98	3,626.68	3,808.01	39.1607	41.1187	43.1748	45.3335	47.6001
City Attorney Investigator*	E	U	16	6026	6,561.49	6,889.57	7,234.05	7,595.77	7,975.54	3,028.38	3,179.80	3,338.79	3,505.74	3,681.02	37.8548	39.7475	41.7349	43.8217	46.0127
Finance Analyst I*	E	U	16	6009	6,561.49	6,889.57	7,234.05	7,595.77	7,975.54	3,028.38	3,179.80	3,338.79	3,505.74	3,681.02	37.8548	39.7475	41.7349	43.8217	46.0127
Finance Analyst II*	E	U	16	6027	7,507.28	7,882.66	8,276.80	8,690.63	9,125.20	3,464.90	3,638.15	3,820.06	4,011.06	4,211.63	43.3113	45.4769	47.7507	50.1383	52.6454
Human Resources Analyst I*	E	U	16	6014	6,561.49	6,889.57	7,234.05	7,595.77	7,975.54	3,028.38	3,179.80	3,338.79	3,505.74	3,681.02	37.8548	39.7475	41.7349	43.8217	46.0127
Human Resources Analyst II*	E	U	16	6015	7,507.28	7,882.66	8,276.80	8,690.63	9,125.20	3,464.90	3,638.15	3,820.06	4,011.06	4,211.63	43.3113	45.4769	47.7507	50.1383	52.6454
Human Resources Assistant*	N	U	16	6016	5,374.76	5,643.45	5,925.66	6,221.95	6,533.04	2,480.66	2,604.67	2,734.92	2,871.67	3,015.25	31.0082	32.5584	34.1865	35.8959	37.6906
Human Resources Technician*	N	U	16	6017	5,538.04	5,814.92	6,105.67	6,410.95	6,731.51	2,556.02	2,683.81	2,818.00	2,958.90	3,106.85	31.9502	33.5476	35.2250	36.9863	38.8356
Law Clerk*	N	U	16	6008	5,151.40	5,409.00	5,679.40	5,963.40	6,261.56	2,377.57	2,496.46	2,621.26	2,752.34	2,889.95	29.7196	31.2057	32.7658	34.4042	36.1244
Law Practice Administrator*	E	U	16	6033	8,130.94	8,537.49	8,964.37	9,412.59	9,883.23	3,752.74	3,940.38	4,137.40	4,344.27	4,561.49	46.9092	49.2548	51.7175	54.3034	57.0186
Legal Assistant I*	N	U	16	6010	4,413.44	4,634.15	4,865.86	5,109.11	5,364.60	2,036.97	2,138.84	2,245.78	2,358.05	2,475.97	25.4621	26.7355	28.0723	29.4756	30.9496
Legal Assistant II*	N	U	16	6011	5,334.40	5,601.14	5,881.20	6,175.24	6,484.03	2,462.03	2,585.14	2,714.40	2,850.11	2,992.63	30.7754	32.3143	33.9300	35.6264	37.4079
Litigation Paralegal*	N	U	16	6012	5,441.93	5,714.00	5,999.72	6,299.74	6,614.70	2,511.66	2,637.23	2,769.10	2,907.57	3,052.94	31.3958	32.9654	34.6137	36.3446	38.1617
Office Specialist II*	N	U	16	6013	3,660.76	3,843.80	4,035.94	4,237.76	4,449.64	1,689.58	1,774.06	1,862.74	1,955.89	2,053.68	21.1198	22.1757	23.2843	24.4486	25.6710
Principal Human Resources Analyst*	E	U	16	6032	8,807.02	9,281.52	9,756.00	10,230.50	10,704.98	4,064.78	4,283.78	4,502.77	4,721.77	4,940.76	50.8097	53.5472	56.2846	59.0221	61.7595
Risk Analyst I*	E	U	16	6020	6,561.49	6,889.57	7,234.05	7,595.77	7,975.54	3,028.38	3,179.80	3,338.79	3,505.74	3,681.02	37.8548	39.7475	41.7349	43.8217	46.0127
Risk Analyst II*	E	U	16	6021	7,507.28	7,882.66	8,276.80	8,690.63	9,125.20	3,464.90	3,638.15	3,820.06	4,011.06	4,211.63	43.3113	45.4769	47.7507	50.1383	52.6454
Risk Assistant*	N	U	16	6025	4,962.51	5,210.62	5,471.18	5,744.74	6,031.98	2,290.39	2,404.90	2,525.16	2,651.42	2,783.99	28.6299	30.0613	31.5645	33.1427	34.7999
Risk Technician*	N	U	16	6030	5,538.04	5,814.92	6,105.67	6,410.95	6,731.51	2,556.02	2,683.81	2,818.00	2,958.90	3,106.85	31.9502	33.5476	35.2250	36.9863	38.8356
Senior Human Resources Analyst*	E	U	16	6018	8,130.94	8,537.49	8,964.37	9,412.59	9,883.23	3,752.74	3,940.38	4,137.40	4,344.27	4,561.49	46.9092	49.2548	51.7175	54.3034	57.0186
Senior Legal Services Analyst*	E	U	16	6031	8,130.94	8,537.49	8,964.37	9,412.59	9,883.23	3,752.74	3,940.38	4,137.40	4,344.27	4,561.49	46.9092	49.2548	51.7175	54.3034	57.0186
GENERAL																			
Accountant I	E	C	14	1400	5,294.92	5,559.62	5,837.65	6,129.54	6,436.00	2,443.81	2,565.98	2,694.30	2,829.02	2,970.46	30.5476	32.0748	33.6787	35.3628	37.1308

Classification Title	FLSA	Service Status	Unit	Job Class	Monthly					Biweekly					Hourly				
					Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5
Accountant II	E	C	14	1401	5,850.39	6,142.87	6,450.04	6,772.52	7,111.15	2,700.18	2,835.17	2,976.94	3,125.78	3,282.07	<b>33.7522</b>	35.4396	37.2118	39.0723	41.0259
Accounting Assistant	N	C	14	1402	4,581.89	4,811.00	5,051.54	5,304.13	5,569.33	2,114.72	2,220.46	2,331.48	2,448.06	2,570.46	<b>26.4340</b>	27.7557	29.1435	30.6007	32.1307
Accounting Coordinator	N	C	14	1404	5,294.92	5,559.62	5,837.65	6,129.54	6,436.00	2,443.81	2,565.98	2,694.30	2,829.02	2,970.46	<b>30.5476</b>	32.0748	33.6787	35.3628	37.1308
Accounting Technician	N	C	14	1405	4,816.22	5,057.00	5,309.85	5,575.38	5,854.14	2,222.87	2,334.00	2,450.70	2,573.25	2,701.91	<b>27.7859</b>	29.1750	30.6338	32.1656	33.7739
Administrative Analyst I	N	U	14	1406	6,561.49	6,889.57	7,234.05	7,595.77	7,975.54	3,028.38	3,179.80	3,338.79	3,505.74	3,681.02	<b>37.8548</b>	39.7475	41.7349	43.8217	46.0127
Administrative Analyst II	E	U	14	1408	7,507.28	7,882.66	8,276.80	8,690.63	9,125.20	3,464.90	3,638.15	3,820.06	4,011.06	4,211.63	<b>43.3113</b>	45.4769	47.7507	50.1383	52.6454
Administrative Analyst III	E	U	14	1407	8,130.94	8,537.49	8,964.37	9,412.59	9,883.23	3,752.74	3,940.38	4,137.40	4,344.27	4,561.49	<b>46.9092</b>	49.2548	51.7175	54.3034	57.0186
Administrative Assistant	N	U	14	1409	5,374.76	5,643.45	5,925.66	6,221.95	6,533.04	2,480.66	2,604.67	2,734.92	2,871.67	3,015.25	<b>31.0082</b>	32.5584	34.1865	35.8959	37.6906
Administrative Specialist	N	C	14	1531	4,024.61	4,225.82	4,437.12	4,658.98	4,891.94	1,857.51	1,950.38	2,047.90	2,150.30	2,257.82	<b>23.2189</b>	24.3798	25.5988	26.8788	28.2227
Adult Literacy Coordinator	N	C	14	1580	6,158.86	6,466.81	6,790.14	7,129.66	7,486.12	2,842.55	2,984.68	3,133.91	3,290.61	3,455.13	<b>35.5319</b>	37.3085	39.1739	41.1326	43.1891
Airport Maintenance Coordinator	N	C	14	1413	5,164.51	5,422.76	5,693.89	5,978.57	6,277.48	2,383.62	2,502.81	2,627.95	2,759.34	2,897.30	<b>29.7952</b>	31.2851	32.8494	34.4918	36.2163
Airport Maintenance Worker I	N	C	14	1410	3,847.96	4,040.36	4,242.38	4,454.45	4,677.18	1,775.98	1,864.78	1,958.02	2,055.90	2,158.70	<b>22.1998</b>	23.3097	24.4752	25.6988	26.9837
Airport Maintenance Worker II	N	C	14	1411	4,230.46	4,441.95	4,664.08	4,897.27	5,142.11	1,952.52	2,050.13	2,152.65	2,260.28	2,373.28	<b>24.4065</b>	25.6266	26.9081	28.2535	29.6660
Airport Operations Technician	N	C	14	1579	4,336.11	4,552.90	4,780.58	5,019.60	5,270.55	2,001.28	2,101.34	2,206.42	2,316.74	2,432.56	<b>25.0160</b>	26.2668	27.5082	28.9592	30.4070
Airport Security Aide	N	C	14	1415	3,247.77	3,410.10	3,580.68	3,759.67	3,947.65	1,498.97	1,573.89	1,652.62	1,735.23	1,821.99	<b>18.7371</b>	19.6736	20.6577	21.6904	22.7749
Animal Control Officer	N	C	14	1416	4,555.68	4,783.46	5,022.64	5,273.80	5,537.48	2,102.62	2,207.75	2,318.14	2,434.06	2,555.76	<b>26.2827</b>	27.5969	28.9768	30.4257	31.9470
Animal Control Officer II	N	C	14	1417	5,033.58	5,285.28	5,549.53	5,826.99	6,118.30	2,323.19	2,439.36	2,561.32	2,689.38	2,823.83	<b>29.0399</b>	30.4920	32.0165	33.6173	35.2979
Applications Administrator	E	C	14	1596	7,465.94	7,839.26	8,231.19	8,642.79	9,074.91	3,445.82	3,618.12	3,799.01	3,988.98	4,188.42	<b>43.0728</b>	45.2265	47.4876	49.8622	52.3552
Applications Analyst	E	C	14	1595	6,787.86	7,127.25	7,483.62	7,857.81	8,250.69	3,132.86	3,289.50	3,453.98	3,626.68	3,808.01	<b>39.1607</b>	41.1187	43.1748	45.3335	47.6001
Assistant Parking Coordinator	N	C	14	1418	4,188.47	4,397.88	4,617.77	4,848.65	5,091.08	1,933.14	2,029.79	2,131.28	2,237.84	2,349.73	<b>24.1642</b>	25.3724	26.6410	27.9730	29.3716
Assistant Planner	E	C	14	1419	6,149.56	6,457.06	6,779.89	7,118.89	7,474.85	2,838.26	2,980.18	3,129.18	3,285.64	3,449.93	<b>35.4782</b>	37.2522	39.1148	41.0705	43.1241
Assistant Transportation Planner	E	C	14	1420	6,149.56	6,457.06	6,779.89	7,118.89	7,474.85	2,838.26	2,980.18	3,129.18	3,285.64	3,449.93	<b>35.4782</b>	37.2522	39.1148	41.0705	43.1241
Associate Planner	E	C	14	1422	6,660.38	6,993.44	7,343.12	7,710.26	8,095.75	3,074.02	3,227.74	3,389.13	3,558.58	3,736.50	<b>38.4253</b>	40.3468	42.3641	44.4823	46.7063
Associate Transportation Planner	E	C	14	1421	6,660.38	6,993.44	7,343.12	7,710.26	8,095.75	3,074.02	3,227.74	3,389.13	3,558.58	3,736.50	<b>38.4253</b>	40.3468	42.3641	44.4823	46.7063
Automotive/Equipment Technician	N	C	14	1578	5,037.33	5,289.22	5,553.64	5,831.32	6,122.91	2,324.92	2,441.18	2,563.22	2,691.38	2,825.96	<b>29.0615</b>	30.5147	32.0403	33.6423	35.3245
Automotive Parts Specialist	N	C	14	1427	5,037.33	5,289.22	5,553.64	5,831.32	6,122.91	2,324.92	2,441.18	2,563.22	2,691.38	2,825.96	<b>29.0615</b>	30.5147	32.0403	33.6423	35.3245
Automotive Service Writer	N	C	14	1428	5,850.39	6,142.87	6,450.04	6,772.52	7,111.15	2,700.18	2,835.17	2,976.94	3,125.78	3,282.07	<b>33.7522</b>	35.4396	37.2118	39.0723	41.0259
Building Inspector	N	C	14	1431	6,216.88	6,527.71	6,854.08	7,196.80	7,556.60	2,869.33	3,012.79	3,163.42	3,321.60	3,487.66	<b>35.8666</b>	37.6599	39.5427	41.5200	43.5958
Building Permit Technician	N	C	14	1432	5,092.45	5,347.12	5,614.46	5,895.13	6,189.93	2,350.36	2,467.90	2,591.29	2,720.83	2,856.89	<b>29.3795</b>	30.8487	32.3911	34.0104	35.7111
Buyer I	N	C	14	1433	5,055.25	5,308.03	5,573.45	5,852.12	6,144.71	2,333.19	2,449.86	2,572.36	2,700.98	2,836.02	<b>29.1649</b>	30.6232	32.1545	33.7622	35.4503
Buyer II	N	C	14	1575	5,616.93	5,897.82	6,192.72	6,502.34	6,827.45	2,592.43	2,722.07	2,858.18	3,001.08	3,151.13	<b>32.4054</b>	34.0259	35.7272	37.5135	39.3891
Carpenter	N	C	14	1434	5,172.25	5,430.90	5,702.43	5,987.54	6,286.93	2,387.19	2,506.57	2,631.89	2,763.48	2,901.66	<b>29.8399</b>	31.3321	32.8986	34.5435	36.2707
City TV Production Specialist	N	C	14	1463	6,246.24	6,558.54	6,886.45	7,230.75	7,592.28	2,882.88	3,027.02	3,178.36	3,337.27	3,504.13	<b>36.0360</b>	37.8377	39.7295	41.7159	43.8016
Code Enforcement Officer	N	C	14	1435	5,510.48	5,786.00	6,075.29	6,379.08	6,697.99	2,543.30	2,670.46	2,803.98	2,944.19	3,091.38	<b>31.7912</b>	33.3807	35.0498	36.8024	38.6423
Commission Secretary	C	C	14	1514	4,457.72	4,680.56	4,914.63	5,160.33	5,418.36	2,057.41	2,160.26	2,268.29	2,381.69	2,500.78	<b>25.7176</b>	27.0032	28.3536	29.7711	31.2598
Communications Specialist	E	C	14	1436	5,113.27	5,368.96	5,637.36	5,919.23	6,215.21	2,359.97	2,477.98	2,601.86	2,731.95	2,868.56	<b>29.4996</b>	30.9747	32.5233	34.1494	35.8570
Community Development Programs Specialist	N	C	14	1437	6,028.08	6,329.48	6,645.99	6,978.27	7,327.19	2,782.19	2,921.30	3,067.38	3,220.74	3,381.78	<b>34.7774</b>	36.5162	38.3422	40.2593	42.2722
Community Education Liaison	E	C	14	1438	4,469.03	4,692.48	4,927.13	5,173.46	5,432.14	2,062.63	2,165.76	2,274.06	2,387.75	2,507.14	<b>25.7829</b>	27.0720	28.4257	29.8469	31.3393
Computer Training Coordinator	E	C	14	1443	6,787.86	7,127.25	7,483.62	7,857.81	8,250.69	3,132.86	3,289.50	3,453.98	3,626.68	3,808.01	<b>39.1607</b>	41.1187	43.1748	45.3335	47.6001
Creeks Outreach Coordinator	E	C	14	1444	5,821.27	6,112.32	6,417.97	6,738.81	7,075.77	2,686.74	2,821.07	2,962.14	3,110.22	3,265.74	<b>33.5843</b>	35.2634	37.0267	38.8778	40.8218
Custodian	N	C	14	1445	3,588.43	3,767.86	3,956.20	4,154.06	4,361.74	1,656.20	1,739.01	1,825.94	1,917.26	2,013.11	<b>20.7025</b>	21.7376	22.8243	23.9657	25.1639
Deputy City Clerk	N	C	14	1446	4,925.31	5,171.55	5,430.14	5,701.63	5,986.72	2,273.22	2,386.87	2,506.22	2,631.52	2,763.10	<b>28.4153</b>	29.8359	31.3278	32.8940	34.5388
Electrician	N	C	14	1447	5,491.31	5,765.83	6,054.14	6,356.85	6,674.68	2,534.45	2,661.15	2,794.22	2,933.93	3,080.62	<b>31.6806</b>	33.2644	34.9277	36.6741	38.5078
Electronics/Communications Technician I	N	C	14	1450	5,244.14	5,506.37	5,781.71	6,070.76	6,374.29	2,420.37	2,541.40	2,668.48	2,801.89	2,941.98	<b>30.2546</b>	31.7675	33.3560	35.0236	36.7748
Electronics/Communications Technician II	N	C	14	1451	5,765.46	6,053.71	6,356.37	6,674.18	7,007.93	2,660.98	2,794.02	2,933.71	3,080.39	3,234.43	<b>33.2622</b>	34.9252	36.6714	38.5049	40.4304
Electronics Technician I	N	C	14	1448	4,994.77	5,244.55	5,506.78	5,782.10	6,071.20	2,305.28	2,420.56	2,541.59	2,668.66	2,802.09	<b>28.8160</b>	30.2570	31.7699	33.3583	35.0261
Electronics Technician II	N	C	14	1449	5,491.31	5,765.83	6,054.14	6,356.85	6,674.68	2,534.45	2,661.15	2,794.22	2,933.93	3,080.62	<b>31.6806</b>	33.2644	34.9277	36.6741	38.5078
Energy and Climate Specialist	E	C	14	1593	6,561.49	6,889.57	7,234.05	7,595.77	7,975.54	3,028.38	3,179.80	3,338.79	3,505.74	3,681.02	<b>37.8548</b>	39.7475	41.7349	43.8217	46.0127
Engineering Technician I	N	C	14	1452	4,711.70	4,947.26	5,194.58	5,454.37	5,727.06	2,174.63	2,283.35	2,397.50	2,517.40	2,643.26	<b>27.1829</b>	28.5419	29.9688	31.4675	33.0408
Engineering Technician II	N	C	14	1453	5,180.00	5,439.01	5,710.94	5,996.51	6,296.33	2,390.77	2,510.31	2,635.82	2,767.62	2,906.00	<b>29.8846</b>	31.3789	32.9478	34.5953	36.3250
Environmental Services Specialist I	E	C	14	1541	6,561.49	6,889.57	7,234.05	7,595.77	7,975.54	3,028.38	3,179.80	3,338.79	3,505.74	3,681.02	<b>37.8548</b>	39.7475	41.7349	43.8217	46.01

Classification Title	FLSA	Service Status	Unit	Job Class	Monthly					Biweekly					Hourly				
					Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5
Fire Public Education Coordinator	E	C	14	1459	5,821.27	6,112.32	6,417.97	6,738.81	7,075.77	2,686.74	2,821.07	2,962.14	3,110.22	3,265.74	<b>33.5843</b>	35.2634	37.0267	38.8778	40.8218
Fire Services Specialist	N	C	14	1460	5,374.76	5,643.45	5,925.66	6,221.95	6,533.04	2,480.66	2,604.67	2,734.92	2,871.67	3,015.25	<b>31.0082</b>	32.5584	34.1865	35.8959	37.6906
Fire Warehouse Specialist	N	C	14	1458	4,126.24	4,332.60	4,549.18	4,776.63	5,015.49	1,904.42	1,999.66	2,099.62	2,204.60	2,314.84	<b>23.8052</b>	24.9957	26.2453	27.5575	28.9355
Fleet Services Technician I	N	C	14	1426	5,037.33	5,289.22	5,553.64	5,831.32	6,122.91	2,324.92	2,441.18	2,563.22	2,691.38	2,825.96	<b>29.0615</b>	30.5147	32.0403	33.6423	35.3245
Fleet Services Technician II	N	C	14	1468	5,565.73	5,844.02	6,136.17	6,443.02	6,765.16	2,568.80	2,697.24	2,832.08	2,973.70	3,122.38	<b>32.1100</b>	33.7155	35.4010	37.1172	39.0297
Geographic Information Systems Coordinator	N	C	14	1423	8,369.62	8,788.09	9,227.53	9,688.88	10,173.32	3,862.90	4,056.04	4,258.86	4,471.79	4,695.38	<b>48.2862</b>	50.7005	53.2357	55.8974	58.6923
Geographic Information Systems Technician	N	C	14	1461	5,879.62	6,173.59	6,482.28	6,806.41	7,146.73	2,713.67	2,849.35	2,991.82	3,141.42	3,298.49	<b>33.9209</b>	35.6169	37.3977	39.2678	41.2311
Graphic Designer	N	C	14	1439	6,273.48	6,587.14	6,916.54	7,262.36	7,625.48	2,895.45	3,040.22	3,192.25	3,351.86	3,519.45	<b>36.1931</b>	38.0028	39.9031	41.8982	43.9931
Grounds Maintenance Crew Leader	N	C	14	1464	4,756.46	4,994.28	5,244.01	5,506.24	5,781.49	2,195.29	2,305.05	2,420.31	2,541.34	2,668.38	<b>27.4411</b>	28.8131	30.2539	31.7667	33.3548
Grounds Maintenance Worker I	N	C	14	1465	3,762.50	3,950.61	4,148.15	4,355.54	4,573.34	1,736.54	1,823.36	1,914.53	2,010.25	2,110.77	<b>21.7067</b>	22.7920	23.9316	25.1281	26.3846
Grounds Maintenance Worker II	N	C	14	1466	4,219.87	4,430.88	4,652.42	4,885.01	5,129.28	1,947.63	2,045.02	2,147.27	2,254.62	2,367.36	<b>24.3454</b>	25.5628	26.8409	28.1828	29.5920
Harbor Operations Assistant	N	C	14	1467	4,336.11	4,552.90	4,780.58	5,019.60	5,270.55	2,001.28	2,101.34	2,206.42	2,316.74	2,432.56	<b>25.0160</b>	26.2668	27.5802	28.9592	30.4070
Head Pool Lifeguard	N	C	14	1572	3,030.21	3,181.73	3,340.83	3,507.88	3,683.25	1,398.56	1,468.49	1,541.92	1,619.02	1,699.96	<b>17.4820</b>	18.3561	19.2740	20.2377	21.2495
Heavy Equipment Technician	N	C	14	1576	5,565.73	5,844.02	6,136.17	6,443.02	6,765.16	2,568.80	2,697.24	2,832.08	2,973.70	3,122.38	<b>32.1100</b>	33.7155	35.4010	37.1172	39.0297
Housing Programs Specialist	N	C	14	1469	6,660.38	6,993.44	7,343.12	7,710.26	8,095.75	3,074.02	3,227.74	3,389.13	3,558.58	3,736.50	<b>38.4253</b>	40.3468	42.3641	44.4823	46.7063
Housing Project Planner	E	C	14	1590	7,142.07	7,499.18	7,874.14	8,267.85	8,681.27	3,296.34	3,461.16	3,634.22	3,815.93	4,006.74	<b>41.2042</b>	43.2645	45.4277	47.6991	50.0842
Information Technology Technician I	N	C	14	1440	4,650.99	4,883.52	5,127.68	5,384.06	5,653.25	2,146.61	2,253.93	2,366.62	2,484.95	2,609.19	<b>26.8326</b>	28.1741	29.5827	31.0619	32.6149
Information Technology Technician II	N	C	14	1441	5,062.53	5,315.64	5,581.40	5,860.49	6,153.53	2,336.55	2,453.37	2,576.03	2,704.84	2,840.09	<b>29.2069</b>	30.6671	32.2004	33.8105	35.5011
Irrigation Systems Technician	N	C	14	1471	4,780.23	5,019.32	5,270.24	5,533.75	5,810.44	2,206.26	2,316.61	2,432.42	2,554.04	2,681.74	<b>27.5783</b>	28.9576	30.4053	31.9255	33.5218
Lead Equipment Technician	N	C	14	1472	6,149.56	6,457.06	6,779.89	7,118.89	7,474.85	2,838.26	2,980.18	3,129.18	3,285.64	3,449.93	<b>35.4782</b>	37.2522	39.1148	41.0705	43.1241
Librarian I	E	C	14	1474	5,094.01	5,348.70	5,616.17	5,896.97	6,191.84	2,351.08	2,468.63	2,592.08	2,721.68	2,857.77	<b>29.3885</b>	30.8579	32.4010	34.0210	35.7221
Librarian II	E	C	14	1473	5,600.36	5,880.38	6,174.35	6,483.14	6,807.26	2,584.78	2,714.02	2,849.70	2,992.22	3,141.81	<b>32.3097</b>	33.9252	35.6213	37.4027	39.2726
Library Assistant I	N	C	14	1476	3,817.91	4,008.77	4,209.21	4,419.68	4,640.65	1,762.11	1,850.20	1,942.71	2,039.85	2,141.84	<b>22.0264</b>	23.1275	24.2839	25.4981	26.7730
Library Assistant II	N	C	14	1477	3,973.34	4,171.94	4,380.55	4,599.60	4,829.54	1,833.85	1,925.51	2,021.79	2,122.89	2,229.02	<b>22.9231</b>	24.0689	25.2724	26.5361	27.8628
Library Systems Technician I	N	C	14	1479	4,650.99	4,883.52	5,127.68	5,384.06	5,653.25	2,146.61	2,253.93	2,366.62	2,484.95	2,609.19	<b>26.8326</b>	28.1741	29.5827	31.0619	32.6149
Library Systems Technician II	N	C	14	1481	5,062.53	5,315.64	5,581.40	5,860.49	6,153.53	2,336.55	2,453.37	2,576.03	2,704.84	2,840.09	<b>29.2069</b>	30.6671	32.2004	33.8105	35.5011
Library Technician	N	C	14	1480	4,239.45	4,451.46	4,674.04	4,907.72	5,153.07	1,956.67	2,054.52	2,157.25	2,265.10	2,378.34	<b>24.4584</b>	25.6815	26.9656	28.3137	29.7292
Library Technician - Unclassified	N	U	14	1594	4,239.45	4,451.46	4,674.04	4,907.72	5,153.07	1,956.67	2,054.52	2,157.25	2,265.10	2,378.34	<b>24.4584</b>	25.6815	26.9656	28.3137	29.7292
Mail Services Specialist	N	C	14	1482	3,247.77	3,410.10	3,580.68	3,759.67	3,947.65	1,498.97	1,573.89	1,652.62	1,735.23	1,821.99	<b>18.7371</b>	19.6736	20.6577	21.6904	22.7749
Maintenance Coordinator	N	C	14	1483	4,987.30	5,236.70	5,498.52	5,773.43	6,062.10	2,301.83	2,416.94	2,537.78	2,664.66	2,797.89	<b>28.7729</b>	30.2117	31.7222	33.3083	34.9736
Maintenance Crew Leader	N	C	14	1484	4,744.68	4,981.93	5,231.03	5,492.54	5,767.19	2,189.85	2,299.35	2,414.32	2,535.02	2,661.78	<b>27.3731</b>	28.7419	30.1790	31.6878	33.2722
Maintenance Worker I	N	C	14	1485	3,588.43	3,767.86	3,956.20	4,154.06	4,361.74	1,656.20	1,739.01	1,825.94	1,917.26	2,013.11	<b>20.7025</b>	21.7376	22.8243	23.9657	25.1639
Maintenance Worker II	N	C	14	1486	4,024.61	4,225.82	4,437.12	4,658.98	4,891.94	1,857.51	1,950.38	2,047.90	2,150.30	2,257.82	<b>23.2189</b>	24.3798	25.5988	26.8788	28.2227
Marketing Coordinator	N	C	14	1487	6,273.48	6,587.14	6,916.54	7,262.36	7,625.48	2,895.45	3,040.22	3,192.25	3,351.86	3,519.45	<b>36.1931</b>	38.0028	39.9031	41.8982	43.9931
Neighborhood & Outreach Services Coordinator I	N	C	14	1488	5,113.27	5,368.96	5,637.36	5,919.23	6,215.21	2,359.97	2,477.98	2,601.86	2,731.95	2,868.56	<b>29.4996</b>	30.9747	32.5233	34.1494	35.8570
Neighborhood & Outreach Services Coordinator II	N	C	14	1489	5,565.73	5,844.02	6,136.17	6,443.02	6,765.16	2,568.80	2,697.24	2,832.08	2,973.70	3,122.38	<b>32.1100</b>	33.7155	35.4010	37.1172	39.0297
Network Administrator	E	C	14	1490	8,204.26	8,614.54	9,045.25	9,497.48	9,972.34	3,786.58	3,975.94	4,174.73	4,383.45	4,602.62	<b>47.3323</b>	49.6992	52.1841	54.7931	57.5328
Network Analyst	E	C	14	1442	6,787.86	7,127.25	7,483.62	7,857.81	8,250.69	3,132.86	3,289.50	3,453.98	3,626.68	3,808.01	<b>39.1607</b>	41.1187	43.1748	45.3335	47.6001
Office Specialist I	N	C	14	1491	3,329.76	3,496.22	3,671.07	3,854.59	4,047.29	1,536.81	1,613.64	1,694.34	1,779.04	1,867.98	<b>19.2101</b>	20.1705	21.1792	22.2380	23.3498
Office Specialist II	N	C	14	1492	3,660.76	3,843.80	4,035.94	4,237.76	4,449.64	1,689.58	1,774.06	1,862.74	1,955.89	2,053.68	<b>21.1198</b>	22.1757	23.2843	24.4486	25.6710
Outreach Coordinator	E	C	14	1493	5,821.27	6,112.32	6,417.97	6,738.81	7,075.77	2,686.74	2,821.07	2,962.14	3,110.22	3,265.74	<b>33.5843</b>	35.2634	37.0267	38.8778	40.8218
Painter	N	C	14	1495	5,003.25	5,253.45	5,516.12	5,791.89	6,081.51	2,309.19	2,424.67	2,545.90	2,673.18	2,806.85	<b>28.8649</b>	30.3084	31.8238	33.4148	35.0856
Park Project Technician	N	C	14	1498	5,062.53	5,315.64	5,581.40	5,860.49	6,153.53	2,336.55	2,453.37	2,576.03	2,704.84	2,840.09	<b>29.2069</b>	30.6671	32.2004	33.8105	35.5011
Parking Coordinator	N	C	14	1496	5,348.01	5,615.42	5,896.17	6,190.99	6,500.52	2,468.31	2,591.73	2,721.31	2,857.38	3,000.24	<b>30.8539</b>	32.3966	34.0164	35.7173	37.5030
Parking Maintenance Coordinator	N	C	14	1592	5,164.51	5,422.76	5,693.89	5,978.57	6,277.48	2,383.62	2,502.81	2,627.95	2,759.34	2,897.30	<b>29.7952</b>	31.2851	32.8494	34.4918	36.2163
Parking Resources Specialist	N	C	14	1497	5,909.00	6,204.45	6,514.69	6,840.43	7,182.41	2,727.23	2,863.59	3,006.78	3,157.12	3,314.96	<b>34.0904</b>	35.7949	37.5847	39.4640	41.4370
Plan Check Engineer	E	C	14	1424	7,517.86	7,893.75	8,288.43	8,702.85	9,138.00	3,469.78	3,643.27	3,825.43	4,016.70	4,217.54	<b>43.3723</b>	45.5409	47.8179	50.2087	52.7193
Planning Technician I	N	C	14	1499	5,113.27	5,368.96	5,637.36	5,919.23	6,215.21	2,359.97	2,477.98	2,601.86	2,731.95	2,868.56	<b>29.4996</b>	30.9747	32.5233	34.1494	35.8570
Planning Technician II	N	C	14	1500	5,538.04	5,814.92	6,105.67	6,410.95	6,731.51	2,556.02	2,683.81	2,818.00	2,958.90	3,106.85	<b>31.9502</b>	33.5476	35.2250	36.9863	38.8356
Plans Examiner	E	C	14	1501	7,187.90	7,547.26	7,924.63	8,320.85	8,736.91	3,317.49	3,483.35	3,657.52	3,840.39	4,032.42	<b>41.4686</b>	43.5419	45.7190	48.0049	50.4053
Plumber	N	C	14	1502	5,302.85	5,567.99	5,846.40	6,138.73	6,445.68	2,447.47	2,569.84	2,698.34	2,833.26	2,974.93	<b>30.5934</b>	32.1230	33.7293	35.4158	37.1866

Classification Title	FLSA	Service Status	Unit	Job Class	Monthly					Biweekly					Hourly				
					Step I	Step 2	Step 3	Step 4	Step 5	Step I	Step 2	Step 3	Step 4	Step 5	Step I	Step 2	Step 3	Step 4	Step 5
Public Works Inspector I	N	C	14	1509	5,414.96	5,685.70	5,969.97	6,268.45	6,581.94	2,499.21	2,624.17	2,755.37	2,893.13	3,037.82	<b>31.2401</b>	32.8021	34.4421	36.1641	37.9727
Public Works Inspector II	N	C	14	1510	6,134.05	6,440.76	6,762.77	7,100.93	7,455.98	2,831.10	2,972.66	3,121.28	3,277.35	3,441.22	<b>35.3888</b>	37.1583	39.0160	40.9669	43.0152
Public Works Operations Assistant	N	C	14	1571	4,188.47	4,397.88	4,617.77	4,848.65	5,091.08	1,933.14	2,029.79	2,131.28	2,237.84	2,349.73	<b>24.1642</b>	25.3724	26.6410	27.9730	29.3716
Real Property Agent	N	C	14	1511	6,627.27	6,958.64	7,306.56	7,671.89	8,055.47	3,058.74	3,211.68	3,372.26	3,540.87	3,717.91	<b>38.2342</b>	40.1460	42.1533	44.2609	46.4739
Records Technician	N	C	14	1512	4,230.46	4,441.95	4,664.08	4,897.27	5,142.11	1,952.52	2,050.13	2,152.65	2,260.28	2,373.28	<b>24.4065</b>	25.6266	26.9081	28.2535	29.6660
Recreation Coordinator	N	C	14	1515	4,864.49	5,107.70	5,363.13	5,631.25	5,912.79	2,245.15	2,357.40	2,475.29	2,599.04	2,728.98	<b>28.0644</b>	29.4675	30.9411	32.4880	34.1123
Recreation Program Leader	N	C	14	1517	3,535.09	3,711.89	3,897.51	4,092.36	4,296.98	1,631.58	1,713.18	1,798.85	1,888.78	1,983.22	<b>20.3948</b>	21.4147	22.4856	23.6097	24.7903
Recreation Specialist	N	C	14	1516	4,024.61	4,225.82	4,437.12	4,658.98	4,891.94	1,857.51	1,950.38	2,047.90	2,150.30	2,257.82	<b>23.2189</b>	24.3798	25.5988	26.8788	28.2227
Recycling Educator	N	C	14	1518	5,062.53	5,315.64	5,581.40	5,860.49	6,153.53	2,336.55	2,453.37	2,576.03	2,704.84	2,840.09	<b>29.2069</b>	30.6671	32.2004	33.8105	35.5011
Rental Housing Mediation Specialist	N	C	14	1519	5,483.05	5,757.22	6,045.07	6,347.34	6,664.69	2,530.64	2,657.18	2,790.03	2,929.54	3,076.01	<b>31.6330</b>	33.2147	34.8754	36.6192	38.4501
Senior Accountant	E	C	14	1520	6,760.76	7,098.82	7,453.81	7,826.48	8,217.80	3,120.35	3,276.38	3,440.22	3,612.22	3,792.83	<b>39.0044</b>	40.9548	43.0027	45.1528	47.4104
Senior Airport Maintenance Worker	N	C	14	1521	4,674.24	4,907.93	5,153.33	5,410.99	5,681.54	2,157.34	2,265.20	2,378.46	2,497.38	2,622.25	<b>26.9667</b>	28.3150	29.7307	31.2173	32.7781
Senior Airport Security Aide	N	C	14	1587	3,572.51	3,751.15	3,938.70	4,135.63	4,342.41	1,648.85	1,731.30	1,817.86	1,908.75	2,004.19	<b>20.6106</b>	21.6413	22.7232	23.8594	25.0524
Senior Building Inspector	N	C	14	1523	6,869.01	7,212.42	7,573.02	7,951.71	8,349.29	3,170.31	3,328.81	3,495.24	3,670.02	3,853.52	<b>39.6289</b>	41.6101	43.6905	45.8753	48.1690
Senior Building Inspector Specialty	N	C	14	1574	7,220.22	7,581.28	7,960.29	8,358.35	8,776.24	3,332.41	3,499.05	3,673.98	3,857.70	4,050.57	<b>41.6551</b>	43.7381	45.9247	48.2212	50.6321
Senior Buyer	N	C	14	1522	6,178.62	6,487.61	6,811.98	7,152.58	7,510.21	2,851.67	2,994.28	3,143.99	3,301.19	3,466.25	<b>35.6459</b>	37.4285	39.2999	41.2649	43.3281
Senior Commission Secretary	N	C	14	1513	4,925.31	5,171.55	5,430.14	5,701.63	5,986.72	2,273.22	2,386.87	2,506.22	2,631.52	2,763.10	<b>28.4153</b>	29.8359	31.3278	32.8940	34.5388
Senior Community Development Programs Specialist	N	C	14	1588	6,630.93	6,962.48	7,310.59	7,676.11	8,059.91	3,060.43	3,213.45	3,374.12	3,542.82	3,719.96	<b>38.2554</b>	40.1681	42.1765	44.2853	46.4995
Senior Custodian	N	C	14	1524	3,790.78	3,980.32	4,179.54	4,388.32	4,607.76	1,749.59	1,837.07	1,929.02	2,025.38	2,126.66	<b>21.8699</b>	22.9634	24.1128	25.3173	26.5832
Senior Electronics/Communications Technician	N	C	14	1525	6,182.41	6,491.55	6,816.12	7,156.93	7,514.78	2,853.42	2,996.10	3,145.90	3,303.20	3,468.36	<b>35.6677</b>	37.4512	39.3237	41.2900	43.3545
Senior Engineering Technician	N	C	14	1526	5,897.28	6,192.12	6,501.73	6,826.82	7,168.18	2,721.82	2,857.90	3,000.80	3,150.84	3,308.39	<b>34.0227</b>	35.7237	37.5100	39.3855	41.3549
Senior Grounds Maintenance Worker	N	C	14	1527	4,391.64	4,611.25	4,841.83	5,083.87	5,338.08	2,026.91	2,128.27	2,234.69	2,346.40	2,463.73	<b>25.3364</b>	26.6034	27.9336	29.3300	30.7966
Senior Library Technician	E	C	14	1528	4,637.69	4,869.54	5,113.07	5,368.70	5,637.17	2,140.47	2,247.48	2,359.88	2,477.86	2,601.77	<b>26.7559</b>	28.0935	29.4985	30.9732	32.5221
Senior Maintenance Worker	N	C	14	1529	4,513.84	4,739.52	4,976.53	5,225.35	5,486.56	2,083.31	2,187.47	2,296.86	2,411.70	2,532.26	<b>26.0414</b>	27.3434	28.7107	30.1462	31.6532
Senior Network/Applications Analyst	E	C	14	1504	7,465.94	7,839.26	8,231.19	8,642.79	9,074.91	3,445.82	3,618.12	3,799.01	3,988.98	4,188.42	<b>43.0728</b>	45.2265	47.4876	49.8622	52.3552
Senior Plan Check Engineer	E	C	14	1425	8,306.44	8,721.77	9,157.85	9,615.75	10,096.52	3,833.74	4,025.43	4,226.70	4,438.04	4,659.93	<b>47.9217</b>	50.3179	52.8337	55.4755	58.2491
Senior Plans Examiner	E	C	14	1530	7,517.86	7,893.75	8,288.43	8,702.85	9,138.00	3,469.78	3,643.27	3,825.43	4,016.70	4,217.54	<b>43.3723</b>	45.5409	47.8179	50.2087	52.7193
Senior Property Management Specialist	N	C	14	1534	6,660.38	6,993.44	7,343.12	7,710.26	8,095.75	3,074.02	3,227.74	3,389.13	3,558.58	3,736.50	<b>38.4253</b>	40.3468	42.3641	44.4823	46.7063
Senior Public Works Inspector	N	C	14	1533	6,777.51	7,116.35	7,472.16	7,845.80	8,238.06	3,128.08	3,284.47	3,448.69	3,621.14	3,802.18	<b>39.1010</b>	41.0559	43.1086	45.2643	47.5273
Senior Real Property Agent	E	C	14	1535	7,620.47	8,001.50	8,401.60	8,821.65	9,262.76	3,517.14	3,693.00	3,877.66	4,071.53	4,275.12	<b>43.9642</b>	46.1625	48.4707	50.8941	53.4390
Senior Rental Housing Mediation Specialist	N	C	14	1536	6,630.93	6,962.48	7,310.59	7,676.11	8,059.91	3,060.43	3,213.45	3,374.12	3,542.82	3,719.96	<b>38.2554</b>	40.1681	42.1765	44.2853	46.4995
Senior Streets Maintenance Worker	N	C	14	1537	4,674.24	4,907.93	5,153.33	5,410.99	5,681.54	2,157.34	2,265.20	2,378.46	2,497.38	2,622.25	<b>26.9667</b>	28.3150	29.7307	31.2173	32.7781
Senior Traffic Signal Technician	N	C	14	1583	5,888.44	6,182.87	6,491.98	6,816.64	7,157.45	2,717.74	2,853.63	2,996.30	3,146.14	3,303.44	<b>33.9718</b>	35.6704	37.4538	39.3267	41.2930
Senior Traffic Technician	N	C	14	1538	5,763.46	6,051.63	6,354.21	6,671.93	7,005.55	2,660.06	2,793.06	2,932.71	3,079.35	3,233.33	<b>33.2508</b>	34.9133	36.6589	38.4919	40.4166
Senior Tree Trimmer	N	C	14	1539	4,840.27	5,082.26	5,336.39	5,603.20	5,883.39	2,233.97	2,345.66	2,462.95	2,586.09	2,715.41	<b>27.9246</b>	29.3208	30.7869	32.3261	33.9426
Senior Waterfront Maintenance Worker	N	C	14	1540	4,674.24	4,907.93	5,153.33	5,410.99	5,681.54	2,157.34	2,265.20	2,378.46	2,497.38	2,622.25	<b>26.9667</b>	28.3150	29.7307	31.2173	32.7781
Stock Clerk	N	C	14	1543	3,734.51	3,921.21	4,117.25	4,323.13	4,539.30	1,723.62	1,809.79	1,900.27	1,995.29	2,095.06	<b>21.5452</b>	22.6224	23.7534	24.9411	26.1883
Streets Maintenance Coordinator	N	C	14	1544	5,164.51	5,422.76	5,693.89	5,978.57	6,277.48	2,383.62	2,502.81	2,627.95	2,759.34	2,897.30	<b>29.7952</b>	31.2851	32.8494	34.4918	36.2163
Streets Maintenance Crew Leader	N	C	14	1545	4,913.22	5,158.88	5,416.82	5,687.72	5,972.09	2,267.64	2,381.02	2,500.07	2,625.10	2,756.35	<b>28.3455</b>	29.7628	31.2509	32.8137	34.4544
Streets Maintenance Worker I	N	C	14	1546	3,771.93	3,960.54	4,158.57	4,366.51	4,584.82	1,740.89	1,827.94	1,919.34	2,015.31	2,116.07	<b>21.7611</b>	22.8493	23.9917	25.1914	26.4509
Streets Maintenance Worker II	N	C	14	1547	4,230.46	4,441.95	4,664.08	4,897.27	5,142.11	1,952.52	2,050.13	2,152.65	2,260.28	2,373.28	<b>24.4065</b>	25.6266	26.9081	28.2535	29.6660
System Administrator	E	C	14	1577	7,465.94	7,839.26	8,231.19	8,642.79	9,074.91	3,445.82	3,618.12	3,799.01	3,988.98	4,188.42	<b>43.0728</b>	45.2265	47.4876	49.8622	52.3552
Traffic Signal Technician I	E	C	14	1581	4,994.77	5,244.55	5,506.78	5,782.10	6,071.20	2,305.28	2,420.56	2,541.59	2,668.66	2,802.09	<b>28.8160</b>	30.2570	31.7699	33.3583	35.0261
Traffic Signal Technician II	E	C	14	1582	5,491.31	5,765.83	6,054.14	6,356.85	6,674.68	2,534.45	2,661.15	2,794.22	2,933.93	3,080.62	<b>31.6806</b>	33.2644	34.9277	36.6741	38.5078
Traffic Technician I	N	C	14	1552	4,650.99	4,883.52	5,127.68	5,384.06	5,653.25	2,146.61	2,253.93	2,366.62	2,484.95	2,609.19	<b>26.8326</b>	28.1741	29.5827	31.0619	32.6149
Traffic Technician II	N	C	14	1553	5,113.27	5,368.96	5,637.36	5,919.23	6,215.21	2,359.97	2,477.98	2,601.86	2,731.95	2,868.56	<b>29.4996</b>	30.9747	32.5233	34.1494	35.8570
Tree Care Specialist	N	C	14	1555	4,358.94	4,576.91	4,805.78	5,046.02	5,298.35	2,011.82	2,112.42	2,218.05	2,328.93	2,445.39	<b>25.1478</b>	26.4053	27.7256	29.1116	30.5674
Tree Trimmer I	N	C	14	1557	3,847.96	4,040.36	4,242.38	4,454.45	4,677.18	1,775.98	1,864.78	1,958.02	2,055.90	2,158.70	<b>22.1998</b>	23.3097	24.4752	25.6988	26.9837
Tree Trimmer II	N	C	14	1556	4,315.70	4,531.50	4,758.07	4,995.97	5,245.76	1,991.86	2,091.46	2,196.03	2,305.83	2,421.12	<b>24.8982</b>	26.1432	27.4504	28.8229	30.2640
Vehicle Services Assistant	N	C	14	1558	3,809.76	4,000.25	4,200.24	4,410.27	4,630.75	1,758.35	1,846.27	1,938.57	2,035.51	2,137.27	<b>21.9794</b>	23.0784	24.2321	25.4439	26.7159
Warehouse Specialist	N	C	14	1559	4,126.24	4,332.60	4,549.18	4,776.63	5,015.49	1,904.42	1,999.66	2,099.62	2,204.60	2,314.84	<b>23.8052</b>	24.9957	26.2453	27.5575	28.9355
Water Conservation Coordinator	E	U	14	15															

Classification Title	FLSA	Service Status	Unit	Job Class	Monthly					Biweekly					Hourly				
					Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5
Waterfront Maintenance Crew Leader	N	C	14	1564	4,913.22	5,158.88	5,416.82	5,687.72	5,972.09	2,267.64	2,381.02	2,500.07	2,625.10	2,756.35	<b>28.3455</b>	29.7628	31.2509	32.8137	34.4544
Waterfront Maintenance Worker I	N	C	14	1565	3,847.96	4,040.36	4,242.38	4,454.45	4,677.18	1,775.98	1,864.78	1,958.02	2,055.90	2,158.70	<b>22.1998</b>	23.3097	24.4752	25.6988	26.9837
Waterfront Maintenance Worker II	N	C	14	1566	4,230.46	4,441.95	4,664.08	4,897.27	5,142.11	1,952.52	2,050.13	2,152.65	2,260.28	2,373.28	<b>24.4065</b>	25.6266	26.9081	28.2535	29.6660
Waterfront Vessel Technician	N	C	14	1567	4,230.46	4,441.95	4,664.08	4,897.27	5,142.11	1,952.52	2,050.13	2,152.65	2,260.28	2,373.28	<b>24.4065</b>	25.6266	26.9081	28.2535	29.6660
Web Services Technician	E	C	14	1586	5,879.62	6,173.59	6,482.28	6,806.41	7,146.73	2,713.67	2,849.35	2,991.82	3,141.42	3,298.49	<b>33.9209</b>	35.6169	37.3977	39.2678	41.2311
Webmaster	E	C	14	1550	8,204.26	8,614.54	9,045.25	9,497.48	9,972.34	3,786.58	3,975.94	4,174.73	4,383.45	4,602.62	<b>47.3323</b>	49.6992	52.1841	54.7931	57.5328
Welder/Fabricator	N	C	14	1568	5,095.44	5,350.22	5,617.69	5,898.60	6,193.53	2,351.74	2,469.33	2,592.78	2,722.43	2,858.55	<b>29.3967</b>	30.8666	32.4098	34.0304	35.7319
<b>FIRE</b>																			
Fire Captain (56 Hour)	7	C	34	3400	8,649.31	9,081.80	9,535.91	10,012.69	10,513.32	3,991.99	4,191.60	4,401.19	4,621.24	4,852.30	<b>35.6428</b>	37.4250	39.2963	41.2611	43.3241
Fire Captain (40 Hour)	7	C	34	3405	8,649.31	9,081.80	9,535.89	10,012.67	10,513.32	3,991.99	4,191.60	4,401.18	4,621.23	4,852.30	<b>49.8999</b>	52.3950	55.0147	57.7654	60.6538
Fire Engineer (56 Hour)	7	C	34	3401	7,484.60	7,858.83	8,251.79	8,664.37	9,097.60	3,454.43	3,627.15	3,808.52	3,998.94	4,198.89	<b>30.8431</b>	32.3853	34.0046	35.7048	37.4901
Fire Engineer (40 Hour)	7	C	34	3402	7,484.58	7,858.85	8,251.79	8,664.37	9,097.60	3,454.42	3,627.16	3,808.52	3,998.94	4,198.89	<b>43.1803</b>	45.3395	47.6065	49.9868	52.4861
Fire Inspector I (40 Hour)	7	C	39	3901	6,607.19	6,937.58	7,284.46	7,648.68	8,031.10	3,049.47	3,201.96	3,362.06	3,530.16	3,706.66	<b>38.1184</b>	40.0245	42.0258	44.1270	46.3332
Fire Inspector II (40 Hour)	7	C	39	3902	7,484.58	7,858.85	8,251.79	8,664.37	9,097.60	3,454.42	3,627.16	3,808.52	3,998.94	4,198.89	<b>43.1803</b>	45.3395	47.6065	49.9868	52.4861
Fire Inspector III (40 Hour)	7	C	39	3903	8,649.31	9,081.80	9,535.89	10,012.67	10,513.32	3,991.99	4,191.60	4,401.18	4,621.23	4,852.30	<b>49.8999</b>	52.3950	55.0147	57.7654	60.6538
Firefighter (56 Hour)	7	C	34	3403	6,607.21	6,937.56	7,284.46	7,648.66	8,031.10	3,049.48	3,201.95	3,362.06	3,530.15	3,706.66	<b>27.2275</b>	28.5888	30.0184	31.5192	33.0952
Firefighter (40 Hour)	7	C	34	3404	6,607.19	6,937.58	7,284.46	7,648.68	8,031.10	3,049.47	3,201.96	3,362.06	3,530.16	3,706.66	<b>38.1184</b>	40.0245	42.0258	44.1270	46.3333
Firefighter - Entry	7	C	39	3904	5,946.48	6,243.81	6,556.01	6,883.80	7,228.00	2,744.53	2,881.76	3,025.85	3,177.14	3,336.00	<b>34.3066</b>	36.0220	37.8231	39.7142	41.7000
<b>LEGAL/PROFESSIONAL ATTORNEY</b>																			
Assistant City Attorney I	E	U	01	0103	9,829.15				11,947.46	4,536.53				5,514.21	<b>56.7066</b>				68.9276
Assistant City Attorney II	E	U	01	0104	10,914.50				13,266.63	5,037.46				6,123.06	<b>62.9682</b>				76.5383
Assistant City Attorney III	E	U	01	0105	12,676.08				15,407.88	5,850.50				7,111.33	<b>73.1313</b>				88.8916
Assistant City Attorney IV	E	U	01	0106	13,943.69				16,948.66	6,435.55				7,822.46	<b>80.4444</b>				97.7808
Deputy City Attorney	E	U	01	0110	8,172.82				9,934.12	3,772.07				4,584.98	<b>47.1509</b>				57.3122
<b>MANAGEMENT</b>																			
Accounting Manager	E	U	02	0200	9,603.43				11,673.07	4,432.35				5,387.57	<b>55.4044</b>				67.3446
Airport Business Development Manager	E	U	02	0203	9,927.71				12,067.19	4,582.02				5,569.47	<b>57.2752</b>				69.6184
Airport Business Manager	E	U	02	0259	9,075.26				11,031.06	4,188.58				5,091.26	<b>52.3572</b>				63.6407
Airport Facilities Manager	E	U	02	0246	9,624.07				11,698.14	4,441.88				5,399.14	<b>55.5235</b>				67.4892
Airport Operations Manager	E	U	02	0202	9,927.71				12,067.19	4,582.02				5,569.47	<b>57.2752</b>				69.6184
Assistant Library Director	E	U	02	0253	11,522.40				14,005.59	5,318.03				6,464.12	<b>66.4754</b>				80.8015
Assistant Parks & Recreation Director	E	U	02	0205	11,475.88				13,949.02	5,296.56				6,438.01	<b>66.2070</b>				80.4751
Assistant to the City Administrator	E	U	02	0225	9,166.26				11,141.65	4,230.58				5,142.30	<b>52.8822</b>				64.2787
Budget Manager	E	U	02	0207	9,350.94				11,366.14	4,315.82				5,245.91	<b>53.9478</b>				65.5739
Chief Building Official	E	U	02	0208	10,749.92				13,066.69	4,961.50				6,030.78	<b>62.0188</b>				75.3847
City Clerk Services Manager	E	U	02	0209	10,077.34				12,249.10	4,651.08				5,653.43	<b>58.1385</b>				70.6679
City Engineer	E	U	02	0206	12,803.16				15,562.34	5,909.15				7,182.62	<b>73.8644</b>				89.7827
City Planner	E	U	02	0210	11,196.86				13,609.85	5,167.78				6,281.47	<b>64.5972</b>				78.5184
Community Development Business Manager	E	U	02	0211	9,075.26				11,031.06	4,188.58				5,091.26	<b>52.3572</b>				63.6407
Community Engagement Officer/PIO	E	U	02	0264	9,075.26				11,031.06	4,188.58				5,091.26	<b>52.3572</b>				63.6407
Creeks Restoration/Clean Water Manager	E	U	02	0212	9,734.36				11,832.15	4,492.78				5,460.99	<b>56.1598</b>				68.2624
Cross Functional Team Manager	E	U	02	0266	11,169.30				13,576.33	5,155.06				6,266.00	<b>64.4382</b>				78.3250
Downtown Plaza & Parking Manager	E	U	02	0258	9,656.08				11,737.05	4,456.65				5,417.10	<b>55.7081</b>				67.7138
Economic Development Manager	E	U	02	0260	12,803.16				15,562.34	5,909.15				7,182.62	<b>73.8644</b>				89.7827
Emergency Services Manager	E	U	02	0215	8,453.68				10,275.48	3,901.70				4,742.53	<b>48.7712</b>				59.2816
Energy and Climate Program Manager	E	U	02	0262	9,350.94				11,366.14	4,315.82				5,245.91	<b>53.9478</b>				65.5739
Environmental Services Manager	E	U	02	0217	9,350.94				11,366.14	4,315.82				5,245.91	<b>53.9478</b>				65.5739
Facilities Manager	E	U	02	0218	10,130.60				12,313.82	4,675.66				5,683.30	<b>58.4457</b>				71.0412
Finance and Treasury Manager	E	U	02	0255	11,054.68				13,437.08	5,102.16				6,201.73	<b>63.7770</b>				77.5216
Fire Business Manager	E	U	02	0254	9,075.26				11,031.06	4,188.58				5,091.26	<b>52.3572</b>				63.6407
Fire Operations Division Chief	E	U	32	3200	13,457.93				16,358.20	6,211.35				7,549.94	<b>77.6419</b>				94.3742
Fleet Services Manager	E	U	02	0219	8,747.87				10,633.09	4,037.48				4,907.58	<b>50.4685</b>				61.3447



Classification Title	FLSA	Service Status	Unit	Job Class	Monthly					Biweekly					Hourly				
					Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5
General Services Manager	E	U	02	0220	9,603.43				11,673.07	4,432.35				5,387.57	<b>55.4044</b>				67.3446
Harbor Operations Manager	E	U	02	0222	9,656.08				11,737.05	4,456.65				5,417.10	<b>55.7081</b>				67.7138
Housing & Human Services Manager	E	U	02	0257	9,734.36				11,832.15	4,492.78				5,460.99	<b>56.1598</b>				68.2624
Human Resources Manager	E	U	02	0223	10,836.32				13,171.64	5,001.38				6,079.22	<b>62.5173</b>				75.9903
Information Technology Manager	E	U	02	0214	10,836.32				13,171.64	5,001.38				6,079.22	<b>62.5173</b>				75.9903
Library Services Manager	E	U	02	0224	8,807.72				10,705.85	4,065.10				4,941.16	<b>50.8137</b>				61.7645
Parks & Recreation Business Manager	E	U	02	0226	9,350.94				11,366.14	4,315.82				5,245.91	<b>53.9478</b>				65.5739
Parks Manager	E	U	02	0227	8,994.57				10,932.96	4,151.34				5,045.98	<b>51.8917</b>				63.0747
Police Business Manager	E	U	02	0229	9,075.26				11,031.06	4,188.58				5,091.26	<b>52.3572</b>				63.6407
Police Information Technology Manager	E	U	02	0228	9,539.36				11,595.20	4,402.78				5,351.63	<b>55.0348</b>				66.8954
Police Records Manager	E	U	02	0230	7,830.51				9,363.29	3,614.08				4,321.52	<b>45.1760</b>				54.0190
Principal Engineer	E	U	02	0231	10,638.88				12,931.66	4,910.25				5,968.46	<b>61.3781</b>				74.6057
Principal Planner	E	U	02	0232	9,734.36				11,832.15	4,492.78				5,460.99	<b>56.1598</b>				68.2624
Principal Project Manager	E	U	02	0256	10,638.88				12,931.66	4,910.25				5,968.46	<b>61.3781</b>				74.6057
Principal Traffic Engineer	E	U	02	0252	10,638.88				12,931.66	4,910.25				5,968.46	<b>61.3781</b>				74.6057
Public Safety Communications Manager	E	U	02	0245	9,911.87				12,048.05	4,574.71				5,560.64	<b>57.1839</b>				69.5080
Public Works Business Manager	E	U	02	0234	9,927.71				12,067.19	4,582.02				5,569.47	<b>57.2752</b>				69.6184
Recreation Programs Manager	E	U	02	0235	8,994.57				10,932.96	4,151.34				5,045.98	<b>51.8917</b>				63.0747
Risk Manager	E	U	02	0236	9,472.49				11,513.91	4,371.92				5,314.11	<b>54.6490</b>				66.4264
Senior Assistant to the City Administrator	E	U	02	0248	10,007.57				12,164.32	4,618.88				5,614.30	<b>57.7360</b>				70.1787
State Street Master Planner	E	U	02	0265	11,196.86				13,609.85	5,167.78				6,281.47	<b>64.5972</b>				78.5184
Streets Operations & Infrastructure Manager	E	U	02	0251	11,169.30				13,576.33	5,155.06				6,266.00	<b>64.4382</b>				78.3250
Transportation Planning & Parking Manager	E	U	02	0250	10,638.88				12,931.66	4,910.25				5,968.46	<b>61.3781</b>				74.6057
Wastewater System Manager	E	U	02	0240	12,050.89				14,647.95	5,561.95				6,760.59	<b>69.5244</b>				84.5074
Water Resources Manager	E	U	02	0242	13,857.00				16,843.32	6,395.54				7,773.84	<b>79.9442</b>				97.1730
Water Services Manager	E	U	02	0263	12,050.89				14,647.95	5,561.95				6,760.59	<b>69.5244</b>				84.5074
Water System Manager	E	U	02	0241	12,050.89				14,647.95	5,561.95				6,760.59	<b>69.5244</b>				84.5074
Waterfront Business Manager	E	U	02	0244	9,927.71				12,067.19	4,582.02				5,569.47	<b>57.2752</b>				69.6184
Waterfront Facilities Manager	E	U	02	0243	9,624.07				11,698.14	4,441.88				5,399.14	<b>55.5235</b>				67.4892
<b>MANAGEMENT/APPOINTED</b>																			
City Administrator/Clerk/Treasurer	E	U	01	0107	19,393.60				23,573.10	8,950.89				<b>10,879.89</b>	111.8861				135.9986
City Attorney	E	U	01	0108					23,477.98					<b>10,835.99</b>					135.4500
<b>MANAGEMENT/EXECUTIVE</b>																			
Administrative Services Director	E	U	01	0100	13,520.30				16,434.08	6,240.14				7,584.96	<b>78.0018</b>				94.8120
Airport Director	E	U	01	0102	13,632.97				16,571.04	6,292.14				7,648.17	<b>78.6518</b>				95.6021
Assistant City Administrator	E	U	01	0101	16,016.50				19,468.22	7,392.23				8,985.33	<b>92.4029</b>				112.3166
Community Development Director	E	U	01	0109	14,359.06				17,453.56	6,627.26				8,055.49	<b>82.8407</b>				100.6936
Finance Director	E	U	01	0111	14,216.89				17,280.75	6,561.64				7,975.73	<b>82.0205</b>				99.6966
Fire Chief	E	U	31	3100	15,321.30				18,623.17	7,071.37				8,595.31	<b>88.3921</b>				107.4414
Human Resources Director	E	U	01	0118	13,632.97				16,571.04	6,292.14				7,648.17	<b>78.6518</b>				95.6021
Information Technology Director	E	U	01	0119	13,771.36				16,739.19	6,356.01				7,725.78	<b>79.4501</b>				96.5722
Library Director	E	U	01	0112	13,741.74				16,703.25	6,342.34				7,709.19	<b>79.2793</b>				96.3649
Parks & Recreation Director	E	U	01	0113	13,771.36				16,739.19	6,356.01				7,725.78	<b>79.4501</b>				96.5722
Police Chief	E	U	21	2100	17,825.84				21,667.45	8,227.31				10,000.36	<b>102.8414</b>				125.0045
Public Works Director	E	U	01	0114	15,519.47				18,864.04	7,162.83				8,706.48	<b>89.5354</b>				108.8310
Sustainability & Resilience Director	E	U	01	0120	13,632.97				16,571.04	6,292.14				7,648.17	<b>78.6518</b>				95.6021
Waterfront Director/Harbormaster	E	U	01	0115	12,996.17				15,796.95	5,998.23				7,290.90	<b>74.9779</b>				91.1363
<b>MANAGEMENT/FIRE</b>																			
Fire Battalion Chief	E	C	33	3300	11,456.21				13,925.12	5,287.48				6,426.98	47.2096				57.3838
Fire Battalion Chief 40 HR	E	C	33	3301	11,456.21				13,925.12	5,287.48				6,426.98	<b>66.0935</b>				80.3373
Fire Battalion Chief / Fire Marshal	E	C	33	3303	11,456.21				13,925.12	5,287.48				6,426.98	<b>66.0935</b>				80.3373
<b>MANAGEMENT/POLICE</b>																			

Classification Title	FLSA	Service Status	Unit	Job Class	Monthly					Biweekly					Hourly				
					Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5
Police Commander	E	C	23	2302	14,401.83				17,505.56	6,647.00				8,079.49	<b>83.0875</b>				100.9936
Police Lieutenant	E	C	23	2301	12,338.73				14,997.82	5,694.80				6,922.07	<b>71.1850</b>				86.5259
<b>MAYOR/CITY COUNCIL</b>																			
City Councilmember	E			0001					4,204.68					<b>1,940.62</b>					
Mayor	E			0002					5,255.84					<b>2,425.77</b>					
<b>POLICE</b>																			
Identification Technician	N	C	29	2901	6,547.84	6,875.22	7,218.99	7,579.93	7,958.93	3,022.08	3,173.18	3,331.84	3,498.43	3,673.35	<b>37.7760</b>	39.6648	41.6480	43.7304	45.9169
Parking Enforcement Officer	N	C	29	2902	4,349.87	4,567.38	4,795.74	5,035.55	5,287.30	2,007.63	2,108.02	2,213.42	2,324.10	2,440.29	<b>25.0954</b>	26.3503	27.6677	29.0513	30.5036
Police Officer Range A	7	C	24	2400	7,490.04	7,864.52	8,257.82	8,670.63	9,104.20	3,456.94	3,629.78	3,811.30	4,001.83	4,201.94	<b>43.2118</b>	45.3723	47.6412	50.0229	52.5242
Police Officer Range B	7	C	24	2400	7,639.85	8,021.82	8,422.96	8,844.05	9,286.29	3,526.08	3,702.38	3,887.52	4,081.87	4,285.98	<b>44.0760</b>	46.2797	48.5940	51.0234	53.5747
Police Officer Range C	7	C	24	2400	7,789.65	8,179.12	8,588.10	9,017.47	9,468.38	3,595.22	3,774.98	3,963.74	4,161.91	4,370.02	<b>44.9403</b>	47.1872	49.5468	52.0238	54.6252
Police Officer Range D	7	C	24	2400	7,939.45	8,336.40	8,753.29	9,190.87	9,650.46	3,664.36	3,847.57	4,039.98	4,241.94	4,454.06	<b>45.8045</b>	48.0946	50.4997	53.0243	55.6757
Police Officer - Entry	7	C	29	2903	7,090.18	7,444.71	7,816.94	8,207.81	8,618.16	3,272.39	3,436.02	3,607.82	3,788.22	3,977.61	<b>40.9049</b>	42.9502	45.0977	47.3527	49.7201
Police Property/Evidence Assistant	N	C	29	2905	4,618.14	4,849.07	5,091.58	5,346.12	5,613.40	2,131.45	2,238.03	2,349.96	2,467.44	2,590.80	<b>26.6431</b>	27.9754	29.3745	30.8430	32.3850
Police Property/Evidence Technician	N	C	29	2906	5,444.40	5,716.64	6,002.45	6,302.60	6,617.72	2,512.80	2,638.45	2,770.36	2,908.89	3,054.33	<b>31.4100</b>	32.9806	34.6295	36.3611	38.1791
Police Range/Equipment Technician	N	C	29	2917	6,089.50	6,393.96	6,713.66	7,049.34	7,401.81	2,810.54	2,951.06	3,098.61	3,253.54	3,416.22	<b>35.1317</b>	36.8883	38.7326	40.6693	42.7027
Police Records Specialist	N	C	29	2904	3,996.24	4,196.08	4,405.83	4,626.14	4,857.43	1,844.42	1,936.65	2,033.46	2,135.14	2,241.89	<b>23.0553</b>	24.2081	25.4183	26.6893	28.0236
Police Records Supervisor	N	C	29	2914	5,444.40	5,716.64	6,002.45	6,302.60	6,617.72	2,512.80	2,638.45	2,770.36	2,908.89	3,054.33	<b>31.4100</b>	32.9806	34.6295	36.3611	38.1791
Police Sergeant	7	C	24	2401	9,659.46	10,142.41	10,649.56	11,182.04	11,741.15	4,458.21	4,681.11	4,915.18	5,160.94	5,418.99	<b>55.7276</b>	58.5139	61.4397	64.5117	67.7374
Police Services Coordinator	N	C	29	2916	4,806.21	5,046.47	5,298.82	5,563.74	5,841.90	2,218.25	2,329.14	2,445.61	2,567.88	2,696.26	<b>27.7281</b>	29.1142	30.5701	32.0985	33.7033
Police Services Specialist	N	C	29	2915	4,117.66	4,323.50	4,539.71	4,766.67	5,005.02	1,900.46	1,995.46	2,095.25	2,200.00	2,310.01	<b>23.7557</b>	24.9433	26.1906	27.5000	28.8751
Police Technician	N	C	29	2909	4,349.87	4,567.38	4,795.74	5,035.55	5,287.30	2,007.63	2,108.02	2,213.42	2,324.10	2,440.29	<b>25.0954</b>	26.3503	27.6677	29.0513	30.5036
Public Safety Dispatcher I	N	U	29	2910	4,806.21	5,046.47	5,298.82	5,563.74	5,841.90	2,218.25	2,329.14	2,445.61	2,567.88	2,696.26	<b>27.7281</b>	29.1142	30.5701	32.0985	33.7033
Public Safety Dispatcher II	N	C	29	2911	5,051.97	5,304.52	5,569.76	5,848.29	6,140.70	2,331.68	2,448.24	2,570.66	2,699.21	2,834.17	<b>29.1460</b>	30.6030	32.1333	33.7401	35.4271
Public Safety Dispatcher III	N	C	29	2912	5,581.85	5,860.99	6,154.05	6,461.72	6,784.81	2,576.24	2,705.07	2,840.33	2,982.33	3,131.45	<b>32.2030</b>	33.8134	35.5041	37.2791	39.1431
Public Safety Dispatcher Supervisor	N	C	29	2913	6,450.60	6,773.11	7,111.78	7,467.37	7,840.71	2,977.20	3,126.05	3,282.36	3,446.48	3,618.79	<b>37.2150</b>	39.0756	41.0295	43.0810	45.2349
<b>SUPERVISOR</b>																			
Accounting Supervisor	E	U	04	4064	8,423.11				10,238.37	3,887.59				4,725.40	<b>48.5949</b>				59.0675
Administrative Supervisor	E	U	04	4001	6,233.63				7,576.96	2,877.06				3,497.06	<b>35.9632</b>				43.7133
Administrative/Clerical Supervisor	E	U	04	4000	5,641.81				6,857.63	2,603.91				3,165.06	<b>32.5489</b>				39.5633
Airport Business Development Supervisor	E	U	04	4067	7,353.19				8,937.89	3,393.78				4,125.18	<b>42.4223</b>				51.5647
Airport Maintenance Supervisor	E	U	04	4003	6,871.84				8,352.80	3,171.62				3,855.14	<b>39.6453</b>				48.1892
Airport Operations Supervisor	E	U	04	4004	6,871.84				8,352.80	3,171.62				3,855.14	<b>39.6453</b>				48.1892
Airport Patrol Supervisor	E	U	04	4005	9,181.66				11,160.35	4,237.69				5,150.93	<b>52.9711</b>				64.3866
Billing Supervisor	E	U	04	4008	6,552.39				7,964.47	3,024.18				3,675.91	<b>37.8023</b>				45.9489
Building and Safety Supervisor	E	U	04	4009	9,552.36				11,610.99	4,408.78				5,358.92	<b>55.1098</b>				66.9865
Capital Projects Supervisor	E	U	04	4073	8,213.42				9,983.46	3,790.81				4,607.75	<b>47.3851</b>				57.5969
City TV Production Supervisor	E	U	04	4022	7,624.80				9,267.98	3,519.14				4,277.53	<b>43.9892</b>				53.4691
Creeks Supervisor	E	U	04	4023	8,534.72				10,374.00	3,939.10				4,788.00	<b>49.2387</b>				59.8500
Custodial Supervisor	E	U	04	4014	5,315.51				6,461.04	2,453.31				2,982.02	<b>30.6664</b>				37.2753
Electronics/Communication Supervisor	E	U	04	4016	7,304.42				8,878.61	3,371.27				4,097.82	<b>42.1409</b>				51.2228
Environmental Services Supervisor	E	U	04	4017	8,039.09				9,771.56	3,710.35				4,509.95	<b>46.3794</b>				56.3744
Facilities Maintenance Superintendent	E	U	04	4018	8,882.34				10,796.54	4,099.54				4,983.02	<b>51.2443</b>				62.2878
Facilities Maintenance Supervisor	E	U	04	4019	6,956.60				8,455.83	3,210.74				3,902.69	<b>40.1342</b>				48.7836
Finance Supervisor	E	U	04	4020	6,552.39				7,964.47	3,024.18				3,675.91	<b>37.8023</b>				45.9489
Fleet Services Supervisor	E	U	04	4007	7,167.85				8,712.56	3,308.24				4,021.18	<b>41.3530</b>				50.2647
Harbor Patrol Supervisor	E	U	04	4024	8,851.57				10,759.17	4,085.34				4,965.77	<b>51.0668</b>				62.0721
Information Technology Supervisor	E	U	04	4027	9,483.85				11,527.66	4,377.16				5,320.46	<b>54.7145</b>				66.5057
Laboratory Supervisor	E	U	04	4028	9,027.18				10,972.61	4,166.39				5,064.28	<b>52.0799</b>				63.3035
Library Circulation Supervisor	E	U	04	4029	5,333.38				6,482.73	2,461.56				2,992.03	<b>30.7695</b>				37.4004
Maintenance Supervisor I	E	U	04	4030	6,173.46				7,503.88	2,849.29				3,463.33	<b>35.6161</b>				43.2916
Maintenance Supervisor II	E	U	04	4031	6,787.08				8,249.76	3,132.50				3,807.58	<b>39.1562</b>				47.5947

Classification Title	FLSA	Service Status	Unit	Job Class	Monthly					Biweekly					Hourly				
					Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5
Marketing Supervisor	E	U	04	4070	7,214.48				8,769.30	3,329.76				4,047.37	<b>41.6220</b>				50.5921
Neighborhood & Outreach Services Supervisor I	E	U	04	4032	6,400.55				7,779.94	2,954.10				3,590.74	<b>36.9263</b>				44.8842
Parking Supervisor	E	U	04	4034	6,795.32				8,259.77	3,136.30				3,812.20	<b>39.2037</b>				47.6525
Parking/TMP Superintendent	E	U	04	4035	8,796.65				10,692.39	4,059.99				4,934.95	<b>50.7499</b>				61.6869
Parks Superintendent	E	U	04	4068	7,164.00				8,707.88	3,306.46				4,019.02	<b>41.3308</b>				50.2377
Parks Supervisor	E	U	04	4033	6,202.60				7,539.31	2,862.74				3,479.68	<b>35.7843</b>				43.4960
Purchasing Supervisor	E	U	04	4036	7,300.69				8,874.06	3,369.55				4,095.72	<b>42.1194</b>				51.1965
Recreation Supervisor I	E	U	04	4037	6,349.29				7,717.60	2,930.44				3,561.97	<b>36.6305</b>				44.5246
Senior Librarian	E	U	04	4038	6,750.92				8,205.77	3,115.81				3,787.28	<b>38.9476</b>				47.3410
Senior Planner I	E	U	04	4039	8,213.40				9,983.46	3,790.80				4,607.75	<b>47.3850</b>				57.5969
Senior Planner II	E	U	04	4040	8,633.43				10,493.99	3,984.66				4,843.38	<b>49.8083</b>				60.5423
Senior Recreation Supervisor	E	U	04	4041	7,374.06				8,963.20	3,403.41				4,136.86	<b>42.5426</b>				51.7108
Street Tree Supervisor	E	U	04	4042	6,202.60				7,539.31	2,862.74				3,479.68	<b>35.7843</b>				43.4960
Supervising Engineer	E	U	04	4043	9,290.93				11,293.21	4,288.12				5,212.25	<b>53.6015</b>				65.1531
Supervising Librarian	E	U	04	4044	7,421.98				9,021.42	3,425.53				4,163.73	<b>42.8191</b>				52.0466
Supervising Transportation Engineer	E	U	04	4047	9,379.76				11,401.17	4,329.12				5,262.08	<b>54.1140</b>				65.7760
Supervising Transportation Planner	E	U	04	4046	8,534.72				10,374.00	3,939.10				4,788.00	<b>49.2387</b>				59.8500
Treatment Plant Technician Supervisor	E	U	04	4049	9,027.18				10,972.61	4,166.39				5,064.28	<b>52.0799</b>				63.3035
Urban Forest Superintendent	E	U	04	4050	7,888.25				9,588.17	3,640.73				4,425.31	<b>45.5091</b>				55.3164
Wastewater Collection System Superintendent	E	U	04	4053	10,564.28				12,840.99	4,875.82				5,926.61	<b>60.9477</b>				74.0826
Wastewater Collection System Supervisor	E	U	04	4052	8,321.67				10,115.04	3,840.77				4,668.48	<b>48.0096</b>				58.3560
Wastewater Treatment Superintendent	E	U	04	4054	10,564.28				12,840.99	4,875.82				5,926.61	<b>60.9477</b>				74.0826
Wastewater Treatment Supervisor	E	U	04	4055	8,861.84				10,771.65	4,090.08				4,971.53	<b>51.1260</b>				62.1441
Water Distribution Superintendent	E	U	04	4059	10,564.28				12,840.99	4,875.82				5,926.61	<b>60.9477</b>				74.0826
Water Distribution Supervisor	E	U	04	4060	9,027.18				10,972.61	4,166.39				5,064.28	<b>52.0799</b>				63.3035
Water Quality Superintendent	E	U	04	4069	10,564.28				12,840.99	4,875.82				5,926.61	<b>60.9477</b>				74.0826
Water Service Superintendent	E	U	04	4072	10,564.28				12,840.99	4,875.82				5,926.61	<b>60.9477</b>				74.0826
Water Services Supervisor	E	U	04	4071	8,861.84				10,771.65	4,090.08				4,971.53	<b>51.1260</b>				62.1441
Water Treatment Superintendent	E	U	04	4057	10,564.28				12,840.99	4,875.82				5,926.61	<b>60.9477</b>				74.0826
Water Treatment Supervisor	E	U	04	4058	9,027.18				10,972.61	4,166.39				5,064.28	<b>52.0799</b>				63.3035
Waterfront Maintenance Superintendent	E	U	04	4062	7,805.14				9,487.23	3,602.37				4,378.72	<b>45.0296</b>				54.7340
Waterfront Parking Supervisor	E	U	04	4061	7,126.45				8,662.25	3,289.13				3,997.96	<b>41.1141</b>				49.9745
<b>SUPERVISOR/CONFIDENTIAL</b>																			
Administrator's Office Supervisor*	E	U	05	5000	7,507.28				9,125.20	3,464.90				4,211.63	<b>43.3113</b>				52.6454
Administrative Supervisor*	E	U	05	5004	6,233.63				7,576.96	2,877.06				3,497.06	<b>35.9632</b>				43.7133
Information Technology Supervisor*	E	U	05	5001	9,625.09				11,699.33	4,442.35				5,399.69	<b>55.5294</b>				67.4961
Payroll and A/P Supervisor*	E	U	05	5005	8,423.11				10,238.37	3,887.59				4,725.40	<b>48.5949</b>				59.0675
Supervising Legal Assistant*	E	U	05	5006	6,258.24				7,606.91	2,888.42				3,510.88	<b>36.1052</b>				43.8860
<b>TREATMENT AND PATROL</b>																			
Airport Operations Specialist	N	C	19	1900	4,541.42	4,768.53	5,006.91	5,257.27	5,520.13	2,096.04	2,200.86	2,310.88	2,426.43	2,547.75	<b>26.2005</b>	27.5107	28.8860	30.3304	31.8469
Airport Operations Specialist Trainee	N	U	19	1962	3,633.13	3,814.83	4,005.52	4,205.80	4,416.10	1,676.83	1,760.69	1,848.70	1,941.14	2,038.20	<b>20.9604</b>	22.0086	23.1088	24.2643	25.4775
Airport Patrol Officer	N	C	19	1901	7,115.55	7,471.32	7,844.92	8,237.10	8,648.97	3,284.10	3,448.30	3,620.73	3,801.74	3,991.83	<b>41.0513</b>	43.1037	45.2591	47.5218	49.8979
Airport Patrol Officer II	N	C	19	1903	7,789.32	8,178.78	8,587.76	9,017.06	9,467.94	3,595.07	3,774.82	3,963.58	4,161.72	4,369.82	<b>44.9384</b>	47.1853	49.5447	52.0215	54.6228
Control Systems Operator Specialist I	N	C	19	1904	6,296.96	6,611.80	6,942.39	7,289.49	7,653.95	2,906.29	3,051.60	3,204.18	3,364.38	3,532.59	<b>36.3286</b>	38.1450	40.0523	42.0548	44.1574
Control Systems Operator Specialist II	N	C	19	1905	6,994.59	7,344.35	7,711.56	8,097.14	8,501.98	3,228.27	3,389.70	3,559.18	3,737.14	3,923.99	<b>40.3534</b>	42.3712	44.4898	46.7143	49.0499
Cross Connection Specialist	N	C	19	1939	6,172.57	6,481.17	6,805.22	7,145.54	7,502.78	2,848.88	2,991.31	3,140.87	3,297.94	3,462.82	<b>35.6110</b>	37.3914	39.2609	41.2242	43.2852
Harbor Patrol Officer	N	C	19	1906	7,078.91	7,432.86	7,804.53	8,194.75	8,604.51	3,267.19	3,430.55	3,602.09	3,782.19	3,971.31	<b>40.8399</b>	42.8819	45.0261	47.2774	49.6414
Harbor Patrol Officer - Entry	N	C	19	1907	6,353.86	6,671.56	7,005.09	7,355.36	7,723.08	2,932.55	3,079.18	3,233.12	3,394.78	3,564.50	<b>36.6569</b>	38.4898	40.4140	42.4348	44.5562
Laboratory Analyst Coordinator	N	C	19	1911	6,507.63	6,833.00	7,174.66	7,533.37	7,910.05	3,003.52	3,153.69	3,311.38	3,476.94	3,650.79	<b>37.5440</b>	39.4211	41.3922	43.4618	45.6349
Laboratory Analyst I	N	C	19	1909	5,357.71	5,625.66	5,906.94	6,202.26	6,512.39	2,472.79	2,596.46	2,726.28	2,862.58	3,005.72	<b>30.9099</b>	32.4557	34.0785	35.7823	37.5715
Laboratory Analyst II	N	C	19	1910	5,945.68	6,242.95	6,555.12	6,882.85	7,227.00	2,744.16	2,881.36	3,025.44	3,176.70	3,335.54	<b>34.3020</b>	36.0170	37.8180	39.7088	41.6943
Lead Meter Reader/Water Distribution OIT	N	C	19	1912	4,441.54	4,663.60	4,896.80	5,141.65	5,398.73	2,049.94	2,152.43	2,260.06	2,373.07	2,491.72	<b>25.6243</b>	26.9054	28.2507	29.6634	31.1465
Lead Park Ranger	N	C	19	1955	6,261.69	6,574.75	6,903.52	7,248.67	7,611.09	2,890.01	3,034.50	3,186.24	3,345.54	3,512.81	<b>36.1251</b>	37.9312	39.8280	41.8193	43.9101
Meter Reader/Water Distribution OIT	N	C	19	1913	4,039.97	4,241.94	4,454.08	4,676.75	4,910.60	1,864.60	1,957.82	2,055.73	2,158.50	2,266.43	<b>23.3075</b>	24.4728	25.6966	26.9813	28.3304

Classification Title	FLSA	Service Status	Unit	Job Class	Monthly					Biweekly					Hourly				
					Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5
Park Ranger	N	C	19	1914	5,692.44	5,977.03	6,275.92	6,589.70	6,919.16	2,627.28	2,758.63	2,896.58	3,041.40	3,193.46	<b>32.8410</b>	34.4829	36.2073	38.0175	39.9183
Reclamation Specialist	N	C	19	1924	4,691.70	4,926.26	5,172.57	5,431.18	5,702.80	2,165.40	2,273.66	2,387.34	2,506.70	2,632.06	<b>27.0675</b>	28.4208	29.8417	31.3338	32.9008
Reservoir & Dam Caretaker/Distribution Operator	N	C	19	1915	5,446.96	5,719.26	6,005.22	6,305.52	6,620.77	2,513.98	2,639.66	2,771.64	2,910.24	3,055.74	<b>31.4247</b>	32.9957	34.6455	36.3780	38.1968
Senior Airport Operations Specialist	N	C	19	1916	5,062.11	5,315.22	5,581.01	5,860.05	6,153.03	2,336.36	2,453.18	2,575.85	2,704.64	2,839.86	<b>29.2045</b>	30.6648	32.1981	33.8080	35.4982
Senior Control Systems Operator Specialist	N	C	19	1917	7,658.26	8,041.22	8,443.28	8,865.44	9,308.67	3,534.58	3,711.33	3,896.90	4,091.74	4,296.31	<b>44.1823</b>	46.3916	48.7113	51.1468	53.7039
Senior Cross Connection Specialist	E	C	19	1959	6,464.08	6,787.26	7,126.56	7,482.97	7,857.09	2,983.42	3,132.58	3,289.18	3,453.68	3,626.35	<b>37.2927</b>	39.1573	41.1148	43.1710	45.3294
Senior Treatment Plant Technician	N	C	19	1918	6,050.63	6,353.19	6,670.84	7,004.36	7,354.58	2,792.60	2,932.24	3,078.85	3,232.78	3,394.42	<b>34.9075</b>	36.6530	38.4856	40.4098	42.4302
Senior Wastewater Collection System Outreach Program Coordinator	N	C	19	1958	7,142.07	7,499.18	7,874.14	8,267.85	8,681.27	3,296.34	3,461.16	3,634.22	3,815.93	4,006.74	<b>41.2042</b>	43.2645	45.4277	47.6991	50.0842
Senior Wastewater Collection System Operator	N	C	19	1919	5,030.98	5,282.55	5,546.67	5,823.98	6,115.22	2,321.99	2,438.10	2,560.00	2,687.99	2,822.41	<b>29.0249</b>	30.4762	32.0000	33.5999	35.2801
Senior Wastewater Treatment Plant Operator	N	C	19	1921	6,785.09	7,124.33	7,480.53	7,854.58	8,247.31	3,131.58	3,288.15	3,452.55	3,625.19	3,806.45	<b>39.1448</b>	41.1019	43.1569	45.3149	47.5806
Senior Water Distribution Operator	N	C	19	1920	5,232.22	5,493.84	5,768.51	6,056.96	6,359.82	2,414.87	2,535.62	2,662.39	2,795.52	2,935.30	<b>30.1859</b>	31.6953	33.2799	34.9440	36.6913
Treatment Plant Technician	N	C	19	1923	5,503.57	5,778.72	6,067.71	6,371.06	6,689.65	2,540.11	2,667.10	2,800.48	2,940.49	3,087.53	<b>31.7514</b>	33.3388	35.0060	36.7561	38.5941
Wastewater Collection System Lead Operator	N	C	19	1927	5,531.09	5,807.66	6,098.00	6,402.93	6,723.04	2,552.81	2,680.46	2,814.46	2,955.20	3,102.94	<b>31.9101</b>	33.5057	35.1807	36.9400	38.7868
Wastewater Collection System Operator I	N	C	19	1925	4,162.38	4,370.51	4,589.02	4,818.47	5,059.41	1,921.10	2,017.16	2,118.01	2,223.91	2,335.11	<b>24.0138</b>	25.2145	26.4751	27.7989	29.1889
Wastewater Collection System Operator II	N	C	19	1926	4,576.13	4,804.93	5,045.19	5,297.46	5,562.31	2,112.06	2,217.66	2,328.55	2,444.98	2,567.22	<b>26.4008</b>	27.7207	29.1069	30.5622	32.0902
Wastewater Collection System Operator Technician I	N	C	19	1929	5,288.12	5,552.54	5,830.20	6,121.68	6,427.76	2,440.67	2,562.71	2,690.86	2,825.39	2,966.66	<b>30.5084</b>	32.0339	33.6358	35.3174	37.0833
Wastewater Collection System Project Coordinator	N	C	19	1954	6,360.77	6,678.82	7,012.74	7,363.37	7,731.53	2,935.74	3,082.53	3,236.65	3,398.48	3,568.40	<b>36.6967</b>	38.5316	40.4581	42.4810	44.6050
Wastewater Compliance Specialist	N	C	19	1953	5,336.07	5,602.89	5,883.02	6,177.19	6,486.05	2,462.80	2,585.95	2,715.24	2,851.01	2,993.56	<b>30.7850</b>	32.3244	33.9405	35.6376	37.4195
Wastewater Treatment Plant Chief Operator	N	C	19	1932	7,518.03	7,893.93	8,288.63	8,703.07	9,138.18	3,469.86	3,643.35	3,825.52	4,016.80	4,217.62	<b>43.3732</b>	45.5419	47.8190	50.2100	52.7203
Wastewater Treatment Plant OIT	N	U	19	1931	4,550.30	4,777.78	5,016.68	5,267.51	5,530.89	2,100.14	2,205.13	2,315.39	2,431.16	2,552.72	<b>26.2517</b>	27.5641	28.9424	30.3895	31.9090
Wastewater Treatment Plant Operator I	N	C	19	1933	5,074.66	5,328.35	5,594.81	5,874.55	6,168.28	2,342.15	2,459.24	2,582.22	2,711.33	2,846.90	<b>29.2769</b>	30.7405	32.2778	33.8916	35.5862
Wastewater Treatment Plant Operator II	N	C	19	1934	5,572.41	5,851.04	6,143.61	6,450.77	6,773.35	2,571.88	2,700.48	2,835.51	2,977.28	3,126.16	<b>32.1485</b>	33.7560	35.4439	37.2160	39.0770
Wastewater Treatment Plant Operator III	N	C	19	1935	6,171.62	6,480.26	6,804.24	7,144.43	7,501.65	2,848.44	2,990.89	3,140.42	3,297.43	3,462.30	<b>35.6055</b>	37.3861	39.2552	41.2179	43.2788
Water Distribution Chief Operator	N	C	19	1957	7,658.26	8,041.22	8,443.28	8,865.44	9,308.67	3,534.58	3,711.33	3,896.90	4,091.74	4,296.31	<b>44.1823</b>	46.3916	48.7113	51.1468	53.7039
Water Distribution Equipment Operator	N	C	19	1930	5,446.96	5,719.26	6,005.22	6,305.52	6,620.77	2,513.98	2,639.66	2,771.64	2,910.24	3,055.74	<b>31.4247</b>	32.9957	34.6455	36.3780	38.1968
Water Distribution Lead Operator	N	C	19	1937	5,752.33	6,039.95	6,341.92	6,659.03	6,991.96	2,654.92	2,787.67	2,927.04	3,073.40	3,227.06	<b>33.1865</b>	34.8459	36.5880	38.4175	40.3383
Water Distribution Lead Operator Technician	N	C	19	1938	6,360.06	6,678.06	7,011.98	7,362.57	7,730.69	2,935.41	3,082.18	3,236.30	3,398.11	3,568.01	<b>36.6926</b>	38.5272	40.4537	42.4764	44.6001
Water Distribution OIT	N	U	19	1941	3,861.80	4,054.87	4,257.63	4,470.48	4,694.00	1,782.37	1,871.48	1,965.06	2,063.30	2,166.46	<b>22.2796</b>	23.3935	24.5632	25.7913	27.0808
Water Distribution Operator I	N	C	19	1945	4,287.27	4,501.62	4,726.71	4,963.01	5,211.18	1,978.74	2,077.67	2,181.56	2,290.62	2,405.16	<b>24.7343</b>	25.9709	27.2695	28.6328	30.0645
Water Distribution Operator II	N	C	19	1947	4,759.17	4,997.16	5,247.00	5,509.34	5,784.78	2,196.54	2,306.38	2,421.69	2,542.77	2,669.90	<b>27.4568</b>	28.8297	30.2711	31.7846	33.3737
Water Distribution Operator Technician OIT	N	U	19	1936	4,627.31	4,858.71	5,101.66	5,356.72	5,624.52	2,135.68	2,242.48	2,354.61	2,472.33	2,595.93	<b>26.6960</b>	28.0310	29.4326	30.9041	32.4491
Water Distribution Operator Technician I	N	C	19	1948	5,235.77	5,497.57	5,772.46	6,061.08	6,364.11	2,416.51	2,537.34	2,664.21	2,797.42	2,937.28	<b>30.2064</b>	31.7167	33.3026	34.9677	36.7160
Water Distribution Operator Technician II	N	C	19	1949	5,756.27	6,044.03	6,346.28	6,663.61	6,996.77	2,656.74	2,789.55	2,929.05	3,075.51	3,229.28	<b>33.2092</b>	34.8694	36.6131	38.4439	40.3660
Water Distribution Operator/Emergency Services	N	C	19	1950	5,752.33	6,039.95	6,341.92	6,659.03	6,991.96	2,654.92	2,787.67	2,927.04	3,073.40	3,227.06	<b>33.1865</b>	34.8459	36.5880	38.4175	40.3383
Water Distribution Project Coordinator	N	C	19	1956	6,360.77	6,678.82	7,012.74	7,363.37	7,731.53	2,935.74	3,082.53	3,236.65	3,398.48	3,568.40	<b>36.6967</b>	38.5316	40.4581	42.4810	44.6050
Water Meter Technician I	N	C	19	1960	4,627.31	4,858.71	5,101.66	5,356.72	5,624.52	2,135.68	2,242.48	2,354.61	2,472.33	2,595.93	<b>26.6960</b>	28.0310	29.4326	30.9041	32.4491
Water Meter Technician II	N	C	19	1961	5,235.77	5,497.57	5,772.46	6,061.08	6,364.11	2,416.51	2,537.34	2,664.21	2,797.42	2,937.28	<b>30.2064</b>	31.7167	33.3026	34.9677	36.7160
Water Treatment Chief Operator	N	C	19	1940	7,658.26	8,041.22	8,443.28	8,865.44	9,308.67	3,534.58	3,711.33	3,896.90	4,091.74	4,296.31	<b>44.1823</b>	46.3916	48.7113	51.1468	53.7039
Water Treatment Plant OIT	N	U	19	1942	4,772.50	5,011.05	5,261.66	5,524.72	5,800.99	2,202.69	2,312.79	2,428.46	2,549.87	2,677.38	<b>27.5336</b>	28.9099	30.3557	31.8734	33.4672
Water Treatment Plant Operator II	N	C	19	1944	6,003.73	6,303.90	6,619.12	6,950.08	7,297.59	2,770.95	2,909.49	3,054.98	3,207.73	3,368.12	<b>34.6369</b>	36.3686	38.1873	40.0966	42.1015
Water Treatment Plant Operator III	N	C	19	1946	6,661.98	6,995.08	7,344.83	7,712.06	8,097.66	3,074.76	3,228.50	3,389.92	3,559.41	3,737.38	<b>38.4345</b>	40.3563	42.3740	44.4926	46.7173
Water/Wastewater Maintenance Planner/Scheduler	N	C	19	1951	6,957.45	7,305.31	7,670.56	8,054.13	8,456.78	3,211.13	3,371.68	3,540.26	3,717.29	3,903.13	<b>40.1391</b>	42.1460	44.2532	46.4661	48.7891

Subsection 2(a). The salaries of employees holding classifications or positions which are reclassified downward or for which the salary is adjusted as a result of salary surveys or other studies conducted by the City may be "Y" rated. When "Y" rated, the employee's salary shall be maintained at its current salary level until the salary applicable to the appropriate step in the employee's assigned classification is increased to equal the employee's current salary level. Thereafter, the employee's salary shall no longer be "Y" rated. As used herein, the term "current salary level" shall mean the salary which the employee was receiving at the time the salary for his assigned classification was reduced.

Subsection 2(b). As provided by Municipal Code Section 3.04.161, regular part-time employees working in the classifications contained herein shall serve in the unclassified service. Regular part-time employees shall be paid on an hourly basis the salaries provided herein for the appropriate classification.

Subsection 2(c). Any employee designated as "Confidential" by the City Administrator shall be paid an increase in pay equal to two and one-half percent (2½%) for the applicable step and range.

Subsection 2(d). Managers and Professional Attorneys will receive salary and benefits as established by resolution, ordinance, and administrative procedure, and as reflected in the Management and Performance Compensation Plan, the Professional Attorney's Performance and Compensation Plan, the Police Managers' Association (PMA) MOU/Agreement, and the Fire Managers' Association (FMA) MOU/Agreement .

Subsection 2(e). Any employee designated by the City Administrator as an Administrative Fire Captain, working forty (40) hours a week, shall be paid an increase in pay equal to three percent (3.0%) in order to maintain a salary approximately equal to a fifty-six (56) hours per week Fire Captain.

Subsection 2(f). Salary ranges for non-management positions shall have 5 steps. Appointments shall be made at Step 1 in the salary range, except as may be provided by ordinance or authorized by the City Administrator based on extraordinary qualifications. All step increases shall be based upon the equivalent of one year of satisfactory performance at the lower step in the appropriate range.

Subsection 2(g). The City Administrator may appoint a professional attorney or management employee to a salary anywhere between the minimum and maximum of the salary range.

Subsection 2(h). Employees may serve in an hourly assignment in the classifications listed herein as provided under Santa Barbara Municipal Code Section 3.04.160. All such appointments shall be made at Step 1 in the salary range, except as may be provided by ordinance or authorized by the City Administrator based on extraordinary qualifications. In the alternative, the City Administrator may authorize the creation of limited or temporary hourly classifications. Such limited or temporary ("L/T") hourly classifications shall be paid an hourly rate of not less than the applicable state or federal minimum wage and not greater than \$150.00 per hour, or such greater amount as may be provided by ordinance. The official salary schedules for such limited or temporary hourly classifications shall be made publicly available on the City's web site.

## Hourly Rate Classes

Effective 7/03/2021

Revised 2/08/2022

Effective 7/3/2021: 2.5% COLA - Hourly Assignments to POA  
 Effective 7/3/2021: 3.0% COLA - Hourly Assignments to PMA  
 Effective 07/31/2021: Downtown Ambassador I, Rate Change  
 Effective 09/25/2021: 2.5% COLA - Hourly Limited Term  
 Effective 12/18/2021: 2.5% COLA - Executive Management, Managers, Supervisors  
 Effective 01/01/2022: CA Minimum Wage Increase  
 Effective 01/15/2022: WF Facilities Aide I-IV, Rate Change  
 Effective 1/29/2022: 8.5% Increase - Police Chief  
 Effective 1/1/2022: 2.5% Increase - Police Lieutenant

Hourly Assignment to "Regular" Classes			
<b>01 Management</b>			
MUNIS 17	MUNIS 18		Hourly Rate
7332	N/A	Assistant City Attorney IV	\$80.4444 - \$97.7808
7334	N/A	Assistant City Attorney III	\$73.1313 - \$88.8916
7335	N/A	Deputy City Attorney	\$47.1509 - \$57.3122
<b>02 Management</b>			
MUNIS 17	MUNIS 18		Hourly Rate
7336	N/A	Creeks Restoration/Clean Water Manager	\$56.1598 - \$68.2624
7333	N/A	Facilities & Energy Manager	\$58.4457 - \$71.0412
7337	N/A	Library Services Manager	\$50.8137 - \$61.7645
7340	N/A	Parks and Recreation Business Manager	\$53.9478 - \$65.5739
7341	N/A	Streets Manager	\$53.4123 - \$64.9229
7338	N/A	Transportation Manager	\$62.6550 - \$76.1576
<b>04 Supervisors</b>			
MUNIS 17	MUNIS 18		Range
7342	N/A	Custodial Supervisor	\$30.6664 - \$37.2753
7343	N/A	Facilities Maintenance Supervisor	\$40.1342 - \$48.7836
7344	N/A	Parking/TMP Superintendent	\$50.7499 - \$61.6869
7345	N/A	Parks Supervisor	\$35.7843 - \$43.4960
7346	N/A	Senior Librarian	\$38.9476 - \$47.3410
7347	N/A	Water Treatment Superintendent	\$60.9477 - \$74.0826
<b>14 General</b>			
MUNIS 17	MUNIS 18		Range
7013	8008	Accountant II	\$33.7522
7074	8062	Accounting Assistant	\$26.4340
7103	8090	Accounting Coordinator	\$30.5476
7003	8001	Accounting Technician	\$27.7859
7000	N/A	Administrative Analyst I	\$37.8548
7001	N/A	Administrative Analyst II	\$43.3113
7002	8000	Administrative Assistant	\$31.0082
7065	8053	Administrative Specialist	\$23.2189
7011	8006	Airport Security Aide	\$18.7371
7004	8002	Assistant Parking Coordinator	\$24.1642
7007	8004	Assistant Planner	\$35.4782
7010	N/A	Assistant Transportation Planner	\$35.4782
7008	8005	Associate Planner	\$38.4253
7009	8301	Associate Transportation Planner	\$38.4253
7062	8050	Automotive/Equipment Tech	\$29.0615
7012	8007	Automotive Service Writer	\$33.7522
7014	8009	Budget Technician	\$29.2069
7015	8010	Building Inspector	\$35.8666
7387	8307	Building Permit Tech	\$29.3795
7016	8011	Buyer II	\$32.4054
7017	8012	Carpenter	\$29.8399
7039	8031	City TV Production Assistant	\$25.1478
7040	8032	City TV Production Specialist	\$36.0360
7018	8013	Code Enforcement Officer	\$31.7912
7079	8067	Commission Secretary	\$25.7176
7020	N/A	Communications Specialist	\$29.4996
7019	8014	Community Development Programs Specialist	\$34.7774
7026	8020	Computer Training Coordinator	\$39.1607
7027	8021	Creeks Outreach Coordinator	\$33.5843
7025	8019	Custodian	\$20.7025
7389	8308	Deputy City Clerk	\$28.4153
7028	8022	Electrician	\$31.6806
7029	8023	Electronics/Communications Technician I	\$30.2546
7031	8025	Engineering Technician I	\$27.1829
7032	8026	Engineering Technician II	\$29.8846
7386	N/A	Environmental Services Specialist II	\$41.8255
7030	8024	Equipment Operator	\$24.3454
7034	N/A	Executive Assistant	\$27.0328
7038	N/A	Executive Assistant to Mayor/Council	\$28.4153
7036	8029	Fire Public Education Coordinator	\$33.5843
7414	8323	Fleet Services Technician I	\$29.0615
7415	8324	Fleet Services Technician II	\$32.1100
7037	8030	Geographic Information Systems Technician	\$33.9209
7021	8015	Graphic Designer	\$36.1931
7043	8035	Grounds Maintenance Crew Leader	\$27.4411
7044	8036	Grounds Maintenance Worker I	\$21.7067

# Hourly Rate Classes

Effective 7/03/2021  
Revised 2/08/2022

Hourly Assignment to "Regular" Classes			
MUNIS 17	MUNIS 18		Hourly Rate
7045	8037	Grounds Maintenance Worker II	\$24.3454
7046	8038	Heavy Equipment Tech	\$32.1100
7047	8039	Housing Programs Specialist	\$38.4253
7411	8322	Housing Project Planner	\$41.2042
7048	N/A	Human Resources Analyst II	\$43.3113
7416	8325	Human Resources Technician	\$31.9502
7023	8017	Information Technology Technician I	\$26.8326
7024	8018	Information Technology Technician II	\$29.2069
7049	N/A	Law Clerk	\$29.7196
7050	N/A	Legal Assistant I	\$25.4621
7051	N/A	Legal Assistant II	\$30.7754
7052	8040	Librarian I	\$29.3885
7053	8041	Librarian II	\$32.3097
7054	8042	Library Assistant I	\$22.0264
7055	8043	Library Assistant II	\$22.9231
7057	8045	Library Systems Technician I	\$26.8326
7056	8044	Library Technician	\$24.4584
7005	N/A	Litigation Paralegal	\$31.3958
7058	8046	Mail Services Specialist	\$18.7371
7061	8049	Maintenance Crew Leader	\$27.3731
7059	8047	Maintenance Worker I	\$20.7025
7060	8048	Maintenance Worker II	\$23.2189
7417	8326	Marketing Coordinator	\$36.1931
7022	8016	Network Analyst	\$39.1607
7063	8051	Office Specialist I	\$19.2101
7064	8052	Office Specialist II	\$21.1198
7067	8055	Outreach Coordinator	\$33.5843
7066	8054	Painter	\$28.8649
7068	8056	Parking Coordinator	\$30.8539
7072	8060	Planning Technician I	\$29.4996
7071	8059	Planning Technician II	\$31.9502
7073	8061	Plumber	\$30.5934
7070	8058	Project Engineer I	\$38.0439
7075	8063	Project Engineer II	\$41.8255
7077	8065	Project Planner	\$41.2042
7078	8066	Public Works Inspector I	\$31.2401
7397	8310	Real Property Agent	\$38.2342
7080	8068	Records Technician	\$24.4065
7382	8306	Recreation Coordinator	\$28.0644
7082	8070	Recreation Program Leader	\$20.3948
7083	8071	Recreation Specialist	\$23.2189
7081	8069	Recycling Educator	\$29.2069
7084	8072	Rental Housing Mediation Specialist	\$31.6330
7085	N/A	Risk Analyst II	\$43.3113
7091	8078	Senior Commission Secretary	\$28.4153
7086	8073	Senior Custodian	\$21.8699
7035	8028	Senior Electronics/Communications Technician	\$35.6677
7033	8027	Senior Engineering Technician	\$34.0227
7087	8074	Senior Grounds Maintenance Worker	\$25.3364
7088	8075	Senior Library Technician	\$26.7559
7089	8076	Senior Maintenance Worker	\$26.0414
7076	8064	Senior Network/Applications Analyst	\$43.0728
7380	8303	Senior Plans Examiner	\$43.3723
7090	8077	Senior Real Property Agent	\$43.9642
7092	8079	Stock Clerk	\$21.5452
7094	8081	Survey Technician I	\$27.1015
7093	8080	Survey Technician II	\$29.4996
7096	8083	Traffic Technician I	\$26.8326
7097	8084	Traffic Technician II	\$29.4996
7100	8087	Transportation Engineering Associate	\$39.0044
7098	8085	Tree Trimmer I	\$22.1998
7099	8086	Tree Trimmer II	\$24.8982
7101	8088	Vehicle Services Assistant	\$21.9794
7104	8091	Water Resources Specialist	\$37.2927
7379	8304	Water Resources Technician	\$29.2069
7102	8089	Welder/Fabricator	\$29.3967

# Hourly Rate Classes

Effective 7/03/2021  
Revised 2/08/2022

Hourly Assignment to "Regular" Classes			
<b>19 SBCEA Treatment &amp; Patrol</b>			
MUNIS 17	MUNIS 18		Range
7006	8003	Airport Operations Specialist	\$26.2005
7348	8283	Airport Patrol Officer	\$41.0513
7352	8287	Harbor Patrol Officer	\$40.8399
7354	8289	Lab Analyst I	\$30.9099
7069	8057	Park Ranger	\$32.8410
7356	8291	Treatment Plant Technician	\$31.7514
7349	8284	Wastewater Treatment Plant OIT	\$26.2517
7350	8285	Wastewater Treatment Plant Operator III	\$35.6055
7351	8286	Water Distribution Operator Technician II	\$33.2092
7355	8290	Water Treatment Plant OIT	\$27.5336
7353	8288	Water Treatment Plant Operator II	\$34.6369
<b>21 Police Chief</b>			
MUNIS 17	MUNIS 18		Range
7390	N/A	Police Chief	\$125.0045
<b>23 Police Management III</b>			
MUNIS 17	MUNIS 18		Range
7357	N/A	Police Lieutenant	\$71.1850
<b>24 Police Sworn</b>			
MUNIS 17	MUNIS 18		Range
7359	N/A	Police Officer	\$43.2118
7361	N/A	Police Officer- Entry	\$40.9049
<b>29 Police Non-Sworn</b>			
MUNIS 17	MUNIS 18		Range
7388	N/A	EMD Dispatcher	\$37.2000
7395	N/A	Identification Technician	\$37.7760
7360	N/A	Parking Enforcement Officer	\$25.0954
7358	N/A	Public Safety Dispatcher II	\$29.1460
7362	N/A	Police Property/Evidence Assistant	\$26.6431
7391	N/A	Police Property/Evidence Technician	\$31.4100
7363	N/A	Police Records Specialist	\$23.0553
7364	N/A	Police Technician	\$25.0954
<b>39 Fire Non-Sworn</b>			
MUNIS 17	MUNIS 18		Range
7432	N/A	Fire Inspector II	\$43.1803 - \$52.4861



# Hourly Rate Classes

Effective 7/03/2021  
Revised 2/08/2022

Hourly Rate Schedule (Limited Term)				
MUNIS 17	MUNIS 18	Classification	Department	Hourly Rate
7409	8320	Adult Sports Official I	Parks & Recreation	\$20.60
7410	8321	Adult Sports Official II	Parks & Recreation	\$21.64
7220	N/A	Airport Marketing Assistant	Airport	\$16.46
7219	8205	Airport Operations Intern	Airport	\$15.00
7394	8309	Airport Services Coordinator	Airport	\$31.37
7221	8206	Airport Traffic Aide	Airport	\$15.00
7218	8204	Alternative Transportation Planner	Public Works	\$38.71
7396	N/A	ARCON Instructor	Police	\$47.45
7225	N/A	Assistant PAL Coordinator I	Police	\$15.00
7222	N/A	Assistant PAL Coordinator II	Police	\$17.64
7224	8207	Assistant Park Planner	Parks & Recreation	\$22.67
7223	N/A	Assistant to Council I	City Council	\$15.00
7270	N/A	Assistant to Council II	City Council	\$15.42
7271	N/A	Assistant to Council III	City Council	\$17.64
7226	8208	Automotive Parts Aide	Public Works	\$18.53
7227	N/A	Background Investigator	Police	\$47.45
7145	8132	Beach Lifeguard I	Parks & Recreation	\$15.00
7146	8133	Beach Lifeguard II	Parks & Recreation	\$15.97
7147	8134	Beach Lifeguard III	Parks & Recreation	\$16.53
7148	8135	Beach Lifeguard IV	Parks & Recreation	\$17.08
7149	8136	Beach Lifeguard V	Parks & Recreation	\$17.63
7150	8137	Beach Lifeguard VI	Parks & Recreation	\$18.18
7370	8292	Bus Driver I	Parks & Recreation	\$18.53
7371	8293	Bus Driver II	Parks & Recreation	\$19.57
7372	8294	Bus Driver III	Parks & Recreation	\$20.60
7373	8295	Bus Driver IV	Parks & Recreation	\$21.64
7228	8209	Cannoneer	Waterfront	\$21.64
7229	N/A	CAO Special Projects Manager	CAO	\$57.15
7240	N/A	CAO Intern	CAO	\$15.00
7243	N/A	City Council Intern	City Council	\$15.00
7425	8334	City Programs Intern I	Various	\$15.38
7426	8335	City Programs Intern II	Various	\$17.43
7427	8336	City Programs Intern III	Various	\$19.48
7428	8337	City Programs Intern IV	Various	\$20.50
7429	8338	City Programs Intern V	Various	\$22.55
7430	8339	City Programs Intern VI	Various	\$23.58
7431	8340	City Programs Intern VII	Various	\$25.63
7253	8222	City TV Production Aid Lead	Admin Services	\$17.24
7251	8220	City TV Production Aide I	Admin Services	\$15.00
7252	8221	City TV Production Aide II	Admin Services	\$16.53
7250	8219	City TV Production Intern	Admin Services	\$15.00
7135	8122	Clerical Assistant	Various	\$15.00
7139	8126	Clerical Assistant V	Parks & Recreation	\$15.42
7234	8211	Commercial Driver Trainer	Public Works	\$26.29
7217	N/A	Community Services Liaison	Police	\$17.50
7384	N/A	Community Services Officer	Police	\$23.30
7235	8212	Creeks Resources Technician	Parks & Recreation	\$25.78
7236	8213	Database Specialist	Public Works	\$20.19
7237	N/A	Development Manager	Library	\$34.06
7238	N/A	Dispatch Training Coordinator	Police	\$45.35
7239	8214	Diver	Waterfront	\$21.64
7399	8311	Downtown Ambassador I	Public Works	\$18.45
7400	8312	Downtown Ambassador II	Public Works	\$23.30
7374	8296	Driver Trainer I	Parks & Recreation	\$21.64
7375	8297	Driver Trainer II	Parks & Recreation	\$26.81
7413	N/A	Elections Advisor	Admin Services	\$107.63
7412	N/A	Elections Assistant	Admin Services	\$25.63
7392	N/A	EMD Auditor	Police	\$52.07
7275	N/A	EMS Nurse Educator	Fire	\$82.82
7245	8215	Extension Aide	Library	\$17.50
7246	N/A	Facilities Project Manager	Public Works	\$37.17
7381	N/A	Financial Systems Analyst	Admin Services	\$52.29
7247	8216	Fire Public Education Assistant	Fire	\$15.73
7231	N/A	Fire Service Mutual Aide Specialist I	Fire	\$38.20
7232	N/A	Fire Service Mutual Aide Specialist II	Fire	\$52.70
7230	N/A	Fire Special Projects Manager	Fire	\$49.52
7248	8217	GIS Mapping Technician	Fire	\$18.53
7249	8218	Golf Course Maintenance Worker	Parks & Recreation	\$15.00
7254	8223	Grounds Maintenance Assistant I	Parks & Recreation	\$15.00
7255	8224	Grounds Maintenance Assistant II	Parks & Recreation	\$15.96
7306	8260	Harbor Patrol Crew I	Waterfront	\$15.00
7307	8261	Harbor Patrol Crew II	Waterfront	\$15.64
7308	8262	Harbor Patrol Crew III	Waterfront	\$16.41
7309	8263	Harbor Patrol Crew IV	Waterfront	\$17.20
7310	8264	Harbor Patrol Crew V	Waterfront	\$17.97
7311	8265	Harbor Patrol Crew VI	Waterfront	\$18.75
7312	8266	Harbor Patrol Crew VII	Waterfront	\$19.52
7313	8267	Harbor Patrol Crew VIII	Waterfront	\$20.29
7314	8268	Harbor Patrol Crew IX	Waterfront	\$21.08
7315	8269	Harbor Patrol Crew X	Waterfront	\$21.86
7316	8270	Harbor Patrol Crew XI	Waterfront	\$22.63

# Hourly Rate Classes

Effective 7/03/2021  
Revised 2/08/2022

Hourly Rate Schedule (Limited Term)				
MUNIS 17	MUNIS 18	Classification	Department	Hourly Rate
7187	8174	Head Beach Lifeguard I	Parks & Recreation	\$17.50
7188	8175	Head Beach Lifeguard II	Parks & Recreation	\$18.53
7189	8176	Head Beach Lifeguard III	Parks & Recreation	\$19.57
7190	8177	Head Beach Lifeguard IV	Parks & Recreation	\$20.60
7191	8178	Head Beach Lifeguard V	Parks & Recreation	\$21.64
7296	N/A	Human Resources Specialist	Admin Services	\$26.81
7115	8102	Indoor Facilities Monitor	Parks & Recreation	\$15.00
7383	8305	Information Systems Intern	Admin Services	\$15.00
7256	N/A	Internal Affairs Investigator	Police	\$41.93
7105	8092	Job Apprentice I	Parks & Recreation	\$15.00
7151	8138	Junior Lifeguard Instructor I	Parks & Recreation	\$15.00
7152	8139	Junior Lifeguard Instructor II	Parks & Recreation	\$15.53
7153	8140	Junior Lifeguard Instructor III	Parks & Recreation	\$16.08
7154	8141	Junior Lifeguard Instructor IV	Parks & Recreation	\$16.62
7155	8142	Junior Lifeguard Instructor V	Parks & Recreation	\$17.16
7156	8143	Junior Lifeguard Instructor VI	Parks & Recreation	\$17.69
7192	8179	Junior Lifeguard Program Director I	Parks & Recreation	\$17.50
7193	8180	Junior Lifeguard Program Director II	Parks & Recreation	\$18.53
7194	8181	Junior Lifeguard Program Director III	Parks & Recreation	\$19.57
7195	8182	Junior Lifeguard Program Director IV	Parks & Recreation	\$20.60
7196	8183	Junior Lifeguard Program Director V	Parks & Recreation	\$21.64
7257	8225	Library Building Monitor	Library	\$20.60
7280	8243	Library Volunteer Coordinator	Library	\$18.53
7262	8230	Lot Operator	Public Works	\$16.00
7265	8234	Management Intern	Various	\$15.00
7274	8239	Management Intern IV	Various	\$16.53
7268	8236	Marketing Assistant I	Airport	\$15.00
7269	8237	Marketing Assistant II	Airport	\$20.40
7272	N/A	Mayor's Aide	City Council	\$25.00
7330	8302	Meter Reader	Public Works	\$22.38
7130	8117	Outdoor Facility Monitor	Parks & Recreation	\$15.00
7134	8121	Outdoor Facility Monitor V	Parks & Recreation	\$15.42
7279	8242	Page	Library	\$15.00
7281	N/A	Parking Citation Admin Review Officer	Police	\$43.82
7402	8313	Parking Coordinator Aide I	Various	\$17.50
7403	8314	Parking Coordinator Aide II	Various	\$19.50
7404	8315	Parking Coordinator Aide III	Various	\$21.50
7418	8327	Parking Lead I	Various	\$16.50
7419	8328	Parking Lead II	Various	\$17.00
7423	8332	Parking Monitor I	Various	\$16.00
7424	8333	Parking Monitor II	Various	\$16.50
7288	N/A	Parks Project Manager	Parks & Recreation	\$49.07
7286	8246	Park Ranger Assistant I	Parks & Recreation	\$15.00
7287	8247	Park Ranger Assistant II	Parks & Recreation	\$15.96
7282	8244	Planning Intern I	Community Development	\$15.43
7283	8245	Planning Intern II	Community Development	\$18.01
7284	N/A	Police Cadet I	Police	\$15.84
7285	N/A	Police Cadet II	Police	\$16.87
7401	N/A	Police Project Manager	Police	\$47.45
7124	8111	Pool Lifeguard	Parks & Recreation	\$15.00
7128	8115	Pool Lifeguard V	Parks & Recreation	\$15.42
7157	8144	Pool Technician Assistant	Parks & Recreation	\$15.00
7161	8148	Pool Technician Assistant V	Parks & Recreation	\$15.42
7289	N/A	Project Manager I	Public Works	\$44.41
7290	N/A	Project Manager II	Public Works	\$56.84
7291	8248	Public Information Assistant	Public Works	\$15.00
7120	8107	Recreation Assistant	Parks & Recreation	\$15.00
7110	8097	Recreation Equipment Tech	Parks & Recreation	\$15.00
7162	8149	Recreation Leader	Parks & Recreation	\$15.00
7166	8153	Recreation Leader V	Parks & Recreation	\$15.42
7197	8184	Recreation Program Coordinator I	Parks & Recreation	\$15.00
7198	8185	Recreation Program Coordinator II	Parks & Recreation	\$16.08
7199	8186	Recreation Program Coordinator III	Parks & Recreation	\$17.16
7200	8187	Recreation Program Coordinator IV	Parks & Recreation	\$18.24
7201	8188	Recreation Program Coordinator V	Parks & Recreation	\$19.32
7172	8159	Recreation Program Director I	Parks & Recreation	\$15.00
7173	8160	Recreation Program Director II	Parks & Recreation	\$16.08
7174	8161	Recreation Program Director III	Parks & Recreation	\$17.16
7175	8162	Recreation Program Director IV	Parks & Recreation	\$18.24
7176	8163	Recreation Program Director V	Parks & Recreation	\$19.32
7376	8298	Recreation Therapist/Nurse I	Parks & Recreation	\$21.64
7377	8299	Recreation Therapist/Nurse II	Parks & Recreation	\$26.81
7378	8300	Recreation Therapist/Nurse III	Parks & Recreation	\$37.17
7292	8249	Rental Mediation Aide I	Community Development	\$15.00
7293	8250	Rental Mediation Aide II	Community Development	\$20.97
7294	8251	Rental Mediation Aide III	Community Development	\$24.29
7393	N/A	Restorative Court Liaison	Police	\$23.54
7295	N/A	Restorative Outreach Specialist	Police	\$21.64
7297	8252	School Crossing Guard I	Police	\$15.00
7298	8253	School Crossing Guard II	Police	\$15.42

# Hourly Rate Classes

Effective 7/03/2021  
Revised 2/08/2022

Hourly Rate Schedule (Limited Term)				
MUNIS 17	MUNIS 18	Classification	Department	Hourly Rate
7167	8154	Senior Pool Lifeguard I	Parks & Recreation	\$15.00
7168	8155	Senior Pool Lifeguard II	Parks & Recreation	\$15.53
7169	8156	Senior Pool Lifeguard III	Parks & Recreation	\$16.08
7398	N/A	SNAP Officer	Police	\$23.30
7182	8169	Sports Coach I	Parks & Recreation	\$15.00
7183	8170	Sports Coach II	Parks & Recreation	\$16.08
7184	8171	Sports Coach III	Parks & Recreation	\$17.16
7185	8172	Sports Coach IV	Parks & Recreation	\$18.24
7186	8173	Sports Coach V	Parks & Recreation	\$19.32
7207	8194	Sports Official I	Parks & Recreation	\$15.00
7208	8195	Sports Official II	Parks & Recreation	\$16.08
7209	8196	Sports Official III	Parks & Recreation	\$17.16
7210	8197	Sports Official IV	Parks & Recreation	\$18.24
7211	8198	Sports Official V	Parks & Recreation	\$19.32
7202	8189	Sports Program Coordinator I	Parks & Recreation	\$15.00
7203	8190	Sports Program Coordinator II	Parks & Recreation	\$16.08
7204	8191	Sports Program Coordinator III	Parks & Recreation	\$17.16
7205	8192	Sports Program Coordinator IV	Parks & Recreation	\$18.24
7206	8193	Sports Program Coordinator V	Parks & Recreation	\$19.32
7299	8254	Standby Diver	Waterfront	\$16.46
7140	8127	Swim Instructor I	Parks & Recreation	\$15.00
7142	8129	Swim Instructor III	Parks & Recreation	\$15.42
7143	8130	Swim Instructor IV	Parks & Recreation	\$15.97
7144	8131	Swim Instructor V	Parks & Recreation	\$16.53
7214	8201	Tennis Instructor I	Parks & Recreation	\$16.46
7215	8202	Tennis Instructor II	Parks & Recreation	\$17.50
7216	8203	Tennis Instructor III	Parks & Recreation	\$18.53
7212	8199	Tennis Maintenance Asst I	Parks & Recreation	\$15.43
7213	8200	Tennis Maintenance Asst II	Parks & Recreation	\$16.46
7301	8256	Traffic Counter	Public Works	\$15.00
7303	N/A	Traffic Engineer	Public Works	\$78.58
7304	8258	Utility Worker I	Public Works	\$19.87
7305	8259	Utility Worker II	Public Works	\$22.28
7177	8164	Van/Youth Bus Driver I	Parks & Recreation	\$15.00
7178	8165	Van/Youth Bus Driver II	Parks & Recreation	\$16.08
7179	8166	Van/Youth Bus Driver III	Parks & Recreation	\$17.16
7180	8167	Van/Youth Bus Driver IV	Parks & Recreation	\$18.24
7181	8168	Van/Youth Bus Driver V	Parks & Recreation	\$19.32
7405	8316	Waterfront Facilities Aide I	Waterfront	\$18.50
7406	8317	Waterfront Facilities Aide II	Waterfront	\$19.03
7407	8318	Waterfront Facilities Aide III	Waterfront	\$19.56
7408	8319	Waterfront Facilities Aide IV	Waterfront	\$20.09
7420	8329	Waterfront Parking Lot Operator I	Waterfront	\$15.00
7421	8330	Waterfront Parking Lot Operator II	Waterfront	\$15.50
7422	8331	Waterfront Parking Lot Operator III	Waterfront	\$16.00
7328	8282	Web Technician	Administrative Services	\$25.78

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING RESOLUTION 21-047, THE POSITION AND SALARY CONTROL RESOLUTION FOR FISCAL YEAR 2022, AFFECTING THE SALARY RANGE FOR EMPLOYEES IN THE POLICE MANAGEMENT ASSOCIATION, EFFECTIVE JANUARY 1, 2022.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA THAT Resolution No. 21-047, the Position and Salary Control Resolution for Fiscal Year 2022, is hereby amended as follows:

<u>Service Classification Title</u>	<u>FLSA</u>	<u>Status</u>	<u>Unit</u>	<u>Biweekly Salary</u>
Police Lieutenant (JC 2301)	E	C	23	<del>\$5,555.90 – \$6,753.24</del> <del>\$5,694.80 – \$6,922.07</del>
Police Commander (JC 2302)	E	C	23	<del>\$6,484.88 – \$7,882.42</del> <del>\$6,647.00 – \$8,079.49</del>



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 8, 2022

**TO:** Mayor and Councilmembers

**FROM:** Streets Operations and Infrastructure Management Division, Public Works Department

**SUBJECT:** Accept Grant Funding For Pedestrian, Bicyclist And Americans With Disabilities Act Access At Various Locations Throughout The City

**RECOMMENDATION:** That Council:

- A. Approve an increase in revenue and expenditure appropriations in the Streets Grant Capital Fund in the amount of \$52,000, funded by a Highway Safety Improvement Program grant, to cover the costs of design and environmental review for the De La Vina and Los Olivos Pedestrian Crossing Improvements Project;
- B. Approve an increase in revenue and expenditure appropriations in the Streets Grant Capital Fund in the amount of \$60,000, funded by a Highway Safety Improvement Program grant, to cover the costs of design and environmental review for the San Andres and Sola Pedestrian Crossing Improvements Project;
- C. Approve an increase in revenue and expenditure appropriations in the Streets Grant Capital Fund in the amount of \$101,000, funded by a Highway Safety Improvement Program grant, to cover the costs of design and environmental review for the Cliff and Alan Pedestrian Crossing Improvements Project;
- D. Approve an increase in revenue and expenditure appropriations in the Streets Grant Capital Fund in the amount of \$20,000, funded by a Highway Safety Improvement Program grant, to cover the costs of design and environmental review for the Mission and State Lighting Corridors Project; and
- E. Approve an increase in revenue and expenditure appropriations in the Streets Grant Capital Fund in the amount of \$319,000, funded by an Active Transportation Program Grant, to cover the costs of design and environmental review for the Upper De La Vina Safe Crossings Project.

**DISCUSSION:**

The City's Vision Zero Strategy, which was unanimously adopted by Council on September 11, 2018, aims to eliminate all traffic fatalities and severe injuries while increasing safe, healthy, and equitable mobility for all. Staff analyzed traffic collision data to identify corridors with the highest concentrations of fatal and severe traffic collisions, and where transportation efforts and investments can have the greatest results.

The City actively seeks grant funding to make safety and mobility improvements. There are two crucial grant-funding sources for the City's Vision Zero Strategy: Highway Safety Improvement Program (HSIP) and Active Transportation Program (ATP).

#### Highway Safety Improvement Program (HSIP)

HSIP is a federally funded grant program administered by Caltrans with the purpose of achieving a significant reduction in fatalities and serious injuries on all public roads. Since 2011, the City has received approximately \$8.5 million in HSIP funding.

In the most recent call for projects (HSIP Cycle 10), the City was awarded an additional \$4.4 million (\$12.9 million to date). The following is a summary of each of the five grant-funded projects. Attachment 1 provides an illustration of the projects' locations.

##### HSIP Cycle 10 De La Vina & Los Olivos Pedestrian Crossing Improvements

- Construct curb extensions to reduce pedestrian crossing distances and improve visibility between pedestrians and approaching drivers
- Install intersection lighting to increase the visibility of the crosswalks at nighttime

##### HSIP Cycle 10 De La Vina & Pedregosa Pedestrian Crossing Improvements

- Construct curb extensions to reduce pedestrian crossing distances and improve visibility between pedestrians and approaching drivers
- Install intersection lighting to increase the visibility of the crosswalks at nighttime

##### HSIP Cycle 10 San Andres & Sola Pedestrian Crossing Improvements

- Construct curb extensions to reduce pedestrian crossing distances and improve visibility between pedestrians and approaching drivers
- Install rectangular rapid flashing beacons to warn drivers of crossing pedestrians
- Install intersection lighting to increase the visibility of the crosswalks at nighttime

##### HSIP Cycle 10 Cliff & Alan Pedestrian Crossing Improvements

- Improve visibility of pedestrians by realigning the southerly curb line and constructing new Americans with Disabilities Act (ADA) compliant access ramps
- Install approximately 340 feet of new sidewalk infill to connect the existing sidewalks between Arroyo Burro Beach and the Cliff/Las Positas roundabout
- Install a permanent rectangular rapid flashing beacon system (the current system is temporary)

##### HSIP Cycle 10 Mission & State Lighting Corridors

- Install new corridor roadway lighting on Mission Street, between Gillespie Street and Anacapa Street, and on State Street, between Micheltorena Street and Mission Street, to improve nighttime visibility and address patterns of nighttime collisions

These appropriations are for the design and environmental review for the projects listed above. Future appropriations will be required as the projects enter the construction phase, which is likely to be in 12 to 18 months. Construction activities are also fully grant funded, no local match will be required. Table 1 provides a funding summary of the HSIP grants.

*Table 1: Funding Summary of HSIP Cycle 10 Awarded Grants*

<i>Project Name</i>	<i>Preliminary Engineering (Design + Environmental)</i>	<i>Right of Way (ROW)</i>	<i>Construction &amp; Construction Engineering</i>	<i>Total Project Cost</i>	<i>HSIP Funding</i>
<i>HSIP Cycle 10 De La Vina &amp; Los Olivos Pedestrian Crossing Improvements</i>	\$52,000	\$5,000	\$396,300	\$453,300	\$453,300
<i>HSIP Cycle 10 De La Vina &amp; Pedregosa Pedestrian Crossing Improvements</i>	- <sup>1</sup>	-	\$250,000	\$250,000	\$250,000
<i>HSIP Cycle 10 San Andres &amp; Sola Pedestrian Crossing Improvements</i>	\$60,000	\$5,000	\$462,500	\$527,500	\$527,500
<i>HSIP Cycle 10 Cliff &amp; Alan Pedestrian Crossing Improvements</i>	\$101,000	\$35,000	\$774,800	\$910,800	\$910,800
<i>HSIP Cycle 10 Mission &amp; State Lighting Corridors</i>	\$20,000	-	\$2,254,800	\$2,274,800	\$2,274,800
<b>TOTALS</b>	<b>\$233,000</b>	<b>\$45,000</b>	<b>\$4,138,400</b>	<b>\$4,416,400</b>	<b>\$4,416,400</b>

1. Traffic Engineering Staff Will Design This Project In-House, Only Construction Funds Were Awarded.

### Active Transportation Program (ATP)

ATP is a state-funded grant program administered by Caltrans to encourage increased use of active modes of transportation, increased safety for non-motorized users, reduced greenhouse gas emissions, and enhanced public health while emphasizing reaching disadvantaged communities. Since the program's inception in 2014, the City has successfully applied for and received, approximately \$38.5 million in ATP funding.

In the most recent call for projects (ATP Cycle 5), the City was successful in securing approximately \$2 million of additional ATP funding (\$40.5 million to date) for the ATP

Cycle 5 Upper De La Vina Safe Crossings Project. The following is a summary of the grant-funded project. Attachment 1 illustrates the project location.

*ATP Cycle 5 Upper De La Vina Safe Crossings Project*

- Construct curb extensions to reduce pedestrian crossing distances and improve visibility between pedestrians and approaching drivers at the following intersections:
  - De La Vina Street & Constance Avenue
  - De La Vina Street & Junipero Street
  - De La Vina Street & Pueblo Street
  - De La Vina Street & Padre Street
  - Alamar Avenue & Junipero Street
  - De La Vina Street & Alamar Avenue
- Install intersection lighting to increase the visibility of the crosswalks at nighttime
- Construct approximately 215 feet of sidewalk infill on the 100 block of W. Padre Street

The appropriation for this project is for design and environmental review. A future appropriation will be required as the project enters the construction phase, which is likely to be in 12 to 18 months. Construction activities are also fully grant funded, no local match will be required. Table 2 provides a funding summary for the ATP grant.

*Table 2: Funding Summary of ATP Cycle 5 Awarded Grant*

<i>Project Name</i>	<i>Preliminary Engineering (Design + Environmental)</i>	<i>Right of Way (ROW)</i>	<i>Construction &amp; Construction Engineering</i>	<i>Total Project Cost</i>	<i>ATP Funding</i>
<i>ATP Cycle 5 Upper De La Vina Safe Crossings Project</i>	<i>\$319,000</i>	<i>\$8,000</i>	<i>\$1,671,000</i>	<i>\$1,998,000</i>	<i>\$1,998,000</i>

**BUDGET AND FINANCIAL INFORMATION:**

These projects are fully funded through construction by HSIP and ATP grants. Therefore, no City funds are required to deliver these safety treatments to the community.

**ENVIRONMENTAL REVIEW:**

All projects will go through environmental review through the California Environmental Quality Act and all federally funded projects will also be reviewed under the National Environmental Policy Act.

**ATTACHMENT:** HSIP & ATP Grant Project Locations

**PREPARED BY:** Derrick Bailey, Principal Traffic Engineer/BG/rb

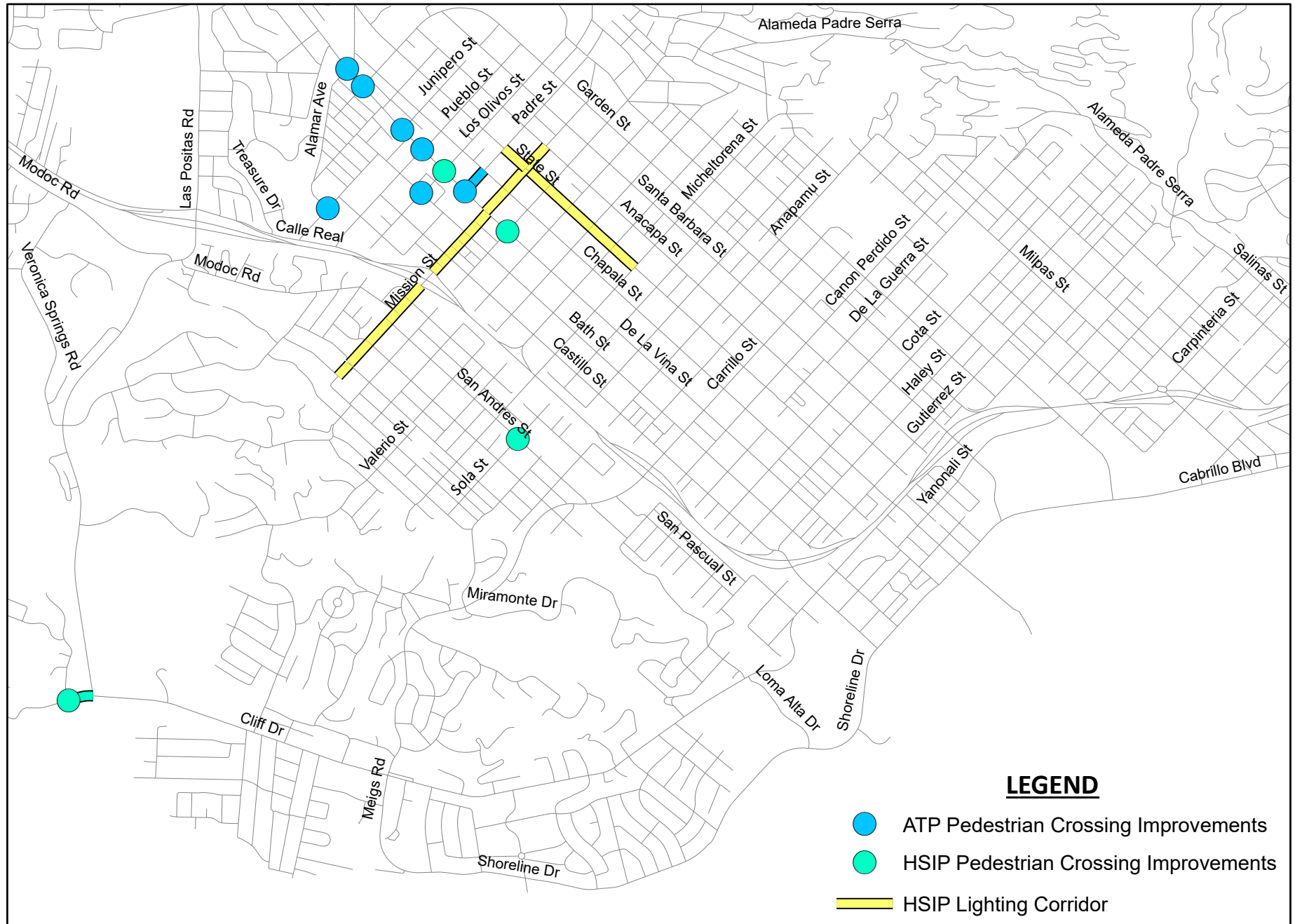


Council Agenda Report  
Accept Grant Funding For Pedestrian, Bicyclist And Americans With Disabilities Act Access  
At Various Locations Throughout The City  
February 8, 2022  
Page 5

**SUBMITTED BY:** Clifford M. Maurer, P.E, Public Works Director

**APPROVED BY:** City Administrator's Office

## ATTACHMENT 1: HSIP & ATP GRANT PROJECT LOCATIONS





## **CITY OF SANTA BARBARA**

### **COUNCIL AGENDA REPORT**

**AGENDA DATE:** February 8, 2022

**TO:** Mayor and Councilmembers

**FROM:** Administration Division, Finance Department

**SUBJECT:** City's Response To The Santa Barbara County Grand Jury's Report  
"Pensions In Santa Barbara County Require Vigilance"

#### **RECOMMENDATION:**

That Council receive the Santa Barbara County Grand Jury's report titled "Pensions in Santa Barbara Require Vigilance" and accept staff's responses to the findings and recommendations.

#### **DISCUSSION:**

On November 30, 2021, the Santa Barbara Grand Jury issued a report titled "Pensions in Santa Barbara County Require Vigilance, Balancing Promises and Maintaining Services." The Grand Jury requires the City to provide a response to the findings and recommendations in the report no later than 90 days of receipt of the report.

The Grand Jury report can be found in Attachment 1, and staff's response to the findings and recommendations can be found in Attachment 2.

On December 7, 2021, the Finance Committee received a detailed staff report of the significance of the current and projected pension costs to the City, identified actions already taken by the City to reduce these costs, and future actions and strategies to be considered – the same strategies identified in the Grand Jury report. The Finance Committee provided direction to staff to research options for revising the City's reserve policies to include a "pension stabilization reserve" and the process for implementing a Section 115 trust, and bring those options to a future Finance Committee meeting for review and consideration early in 2022.

The Grand Jury report requires that the City develop and publish a comprehensive plan by June 30, 2022, addressing pension plans. Staff will provide additional information to the Finance Committee and the City Council in conjunction with the Fiscal Year (FY) 2023 budget process.

**BUDGET/FINANCIAL IMPACT:**

No direct budget or financial impacts exist from the approval of staff's responses to the findings and recommendations in the Grand Jury report; however, pension costs are significant and may hinder the City's ability at continuing to deliver services to the public in the future.

The City's General Fund has a structural budget deficit where existing revenue sources, and the annual growth in those revenues, is not adequate to pay for the current commitments. A significant expenditure that is projected to grow at a greater rate compared to revenue growth is pension costs and obligations. More than 25% of the City's General Fund salary and benefit expenditures are normal costs and unfunded liability payments to CalPERS.

The City can explore and eventually implement pension management strategies to be able to control and reduce costs in the future. Falling short of implementing strategies will likely result in needing to implement additional budget balancing solutions (i.e. raising revenues, reducing expenditures) that will need to be identified in FY2023 and beyond.

**ATTACHMENTS:**

1. Santa Barbara County Grand Jury Report "Pensions in Santa Barbara County Require Vigilance"
2. Staff's responses to the findings and recommendations

**PREPARED BY:** Keith DeMartini, Finance Director

**SUBMITTED BY:** Keith DeMartini, Finance Director

**APPROVED BY:** City Administrator's Office

# **PENSIONS IN SANTA BARBARA COUNTY REQUIRE VIGILANCE**

## **Balancing Promises and Maintaining Services**

### **SUMMARY**

The 2021 Santa Barbara County Grand Jury (Jury) conducted a follow-up investigation to the 2017-18 Grand Jury “Pensions in Santa Barbara County” report to determine how the eight cities and the County have progressed.

In 2017-18, the Santa Barbara County Grand Jury issued an investigative report that looked at the pension plans of Santa Barbara County (County) and the eight incorporated cities within the County. That report found there were substantial liquidity and solvency risks to the sustainability of many of the public defined benefit pension plans in the County and that if there are additional fiscal shocks, such as a fall in tax revenues or a period of low returns on pension assets held by the California Public Employee Retirement System (CalPERS) and County of Santa Barbara Employee Retirement System (SBCERS), then other actions may be required.

Salaries and benefits, including pension costs, are the largest annual operating expenditures of the County and its eight cities. The unfunded pension liabilities for future payments to current and former staff are also a significant portion of each of their balance sheets, totaling \$1.8 billion. Pensions and the related liabilities are a significant part of the operating costs of all local governments. The Jury was told that governments often cannot provide the same level of wages and benefits to attract and retain talented and capable staff as “for profit” organizations because of the need to balance providing required services to its residents against the burden of taxation or fees charged to those residents. Pensions, the Jury learned, provide a way for local governments to attract capable staff while deferring some of the costs to the taxpayers to the future. Pensions are an attractive benefit for many as they assure staff of income streams after retirement.

The County and cities need to make sure they are prepared to fund future pension obligations when due, without disrupting critical services or over-burdening their residents with extra fees and taxes.

The Jury discovered that, while risks continue to exist, especially for those cities that are suffering financial challenges, there are no immediate threats and that, with proper attention, all cities and the County should be able to deliver the necessary services to its residents and meet its pension obligations as they become due.

### **INTRODUCTION**

The County of Santa Barbara and the eight incorporated cities within the County had unfunded pension liabilities of \$1.8 billion as of June 30, 2020. These obligations are the calculated net present value of payments due over an extended period of years and like most U.S. cities represent the largest liability on the County’s and the eight cities’ General Fund Balance Sheets. Financial markets are not always predictable. For example, in early 2020, the United States was experiencing a record-breaking economy and stock markets were at all-time highs until the COVID-19 pandemic struck, and the financial markets contracted and drastically decreased in value. That decline was short-lived but underscores the reality that volatility in the markets can occur without warning and that the County and the eight cities need to be prepared for future significant negative impacts to the markets.

The 2017-18 Santa Barbara County Jury issued a report about the nine principal public pension systems in Santa Barbara County (County.) Those pension systems include the County of Santa Barbara Employee Retirement System, and those managed by the California Public Employee Retirement

System for the eight cities of Buellton, Carpinteria, Goleta, Guadalupe, Lompoc, Santa Maria, the City of Santa Barbara and Solvang. The 2017-18 Jury found the highest risks in the plans of Lompoc, the City of Santa Barbara, and Santa Maria, which are the largest in the County. It found moderate risks in Guadalupe and Solvang. It found minimal to moderate risks in Buellton, Carpinteria and Goleta. Risks in SBCERS were moderate and well managed.

California is one of the most expensive states to live in, and Santa Barbara County is one the most expensive counties. Across the board, the cost of living in cities in the County is significantly higher than the national average.<sup>1</sup> The County and its cities must compete for qualified employees. To attract an appropriate workforce, the County and its cities cannot always pay salaries comparable to other employment opportunities candidates may be considering. As a result, they have followed a practice that most governmental organizations use to augment current compensation - a Defined Benefit Pension Plan. In a Defined Benefit Pension Plan the employer promises a specified pension payment upon retirement that is predetermined by a formula based on the employee's earnings history, tenure of service, and age.

Counties and cities have the option to administer their pension plans, but the costs and risks associated with doing so make using an outside administrator more attractive. In California, most counties and cities that have decided not to administer their own pension plans use CalPERS.<sup>2</sup>

The eight cities of Santa Barbara County are members of CalPERS. In addition to the eight cities, close to 2,900 California public employers participate in CalPERS.<sup>3</sup> As of June 30, 2020, CalPERS managed \$392.5 billion in assets,<sup>4</sup> making it the largest public pension fund in the nation.<sup>3</sup> These assets are used to help cover the cost of future payments due current and former employers for services previously rendered. As of June 30, 2020, the assets under management represented 70.6 percent of the Accrued Liability due members of the pension fund.<sup>5</sup> Accrued Liability is net present value of the total dollars needed as of the valuation date to fund all benefits earned in the past.

In addition to using investment returns, CalPERS uses contributions from employers and members to fund payments of member benefits. Per CalPERS, as of June 30, 2020, funding for retirement benefits was broken down as follows: investment returns (55 percent), employer contributions (32 percent) and employee contributions (13 percent).<sup>6</sup>

Each year, employers within the CalPERS pension fund are required to make contributions to the fund. These contributions are made up of two components, the Employer Normal Cost and a payment that represents amortization of the Unfunded Accrued Liability (UAL.) The Employer Normal Cost represents the pension amount earned by active employees for services expected to be provided for the upcoming fiscal year and is paid at 100 percent. The UAL is total Actuarial Accrued Liabilities minus assets available to pay benefits earned. Rather than requiring employers to pay the entire amount of the UAL, the annual payment is an amortized amount needed to fund the liability over an extended period for past service credit earned by members. In addition to these required payments, employers also have the option to make additional payments to pay down the UAL early.

<sup>1</sup> Salary.com <https://www.salary.com/research/cost-of-living/ca> (last reviewed September 21, 2021)

<sup>2</sup> <https://www.calpers.ca.gov/page/about/organization/calpers-story> (last reviewed September 21, 2021)

<sup>3</sup> <https://www.calpers.ca.gov/docs/forms-publications/facts-about.pdf> (last reviewed September 21, 2021)

<sup>4</sup> <https://www.calpers.ca.gov/docs/forms-publications/facts-investment-pension-funding.pdf> (last reviewed September 21, 2021)

<sup>5</sup> <https://www.calpers.ca.gov/docs/forms-publications/facts-investment-pension-funding.pdf> (last reviewed September 21, 2021)

<sup>6</sup> <https://www.calpers.ca.gov/page/newsroom/calpers-news/2021/calpers-strong-preliminary-fiscal-year-investment-return-trigger-discount-rate-reduction>

CalPERS had net investment returns of 8.5 percent for the ten-year period ending June 30, 2020. Managed assets grew from \$237 billion to \$392.5 billion. During that period, the annual net investment returns ranged from a low of .01 percent to a high of 21.7 percent.

Discount Rate is the rate of return used to discount future cash flows back to their present value. Prior to 2008, CalPERS was using a Discount Rate of 7.75 percent. Using too high a Discount Rate can understate the amount currently due for future payments. This can occur if the actual return on invested assets is less than the Discount Rate used and did occur in 2008 and 2009. Using the 7.75 percent Discount Rate, managed assets were shown to exceed the Actuarial Liability as of June 30, 2007. In 2008, the Great Recession began and, while the Actuarial Liability continued to grow, managed assets lost significant value. Just two years later, as of June 30, 2009, managed assets were only 61 percent of the Actuarial Liability.

In 2012, the State of California passed AB 340 and AB 197, which enacted the California Public Employees' Pension Reform Act of 2013 (PEPRA) and were intended to help blunt the rise of pension debt counties and cities were facing due to the recession. PEPRA went into effect on January 1, 2013, and made several significant positive changes in California pension systems. Employees hired prior to PEPRA are members of plans which are referred to as Classic plans. Those employees retain the benefits promised under their existing plans. For employees hired after PEPRA went into effect, the plans typically set a new maximum benefit, increased the retirement age at which members became eligible, set a cap on the amount used to calculate an employee's benefit base, and forbade the practice of "Employer Paid Member Contributions" for new PEPRA members. Since its enactment, the PEPRA law has succeeded in reducing future liabilities in pension plans.

Actuarial valuations reports are prepared for all members of the CalPERS pension fund each year. These actuarial reports, which are typically released 14 months after the end of the reporting period, are based on several assumptions, including expected investment return and payroll growth, eligibility for the types of benefits provided, and mortality rates of retirees. Based upon actuarial valuation, the annual employer contribution rates are adjusted, as needed. Since 2016 these valuations are based on an investment return assumption of 7.0 percent. For 2021, and subsequent periods, the Discount Rate used to calculate employer contributions will be dropped to 6.8 percent,<sup>6</sup> which will have the effect of raising the estimated future liabilities under the pension fund.

Unlike the eight cities, the County of Santa Barbara and its employees are not members of CalPERS. Instead, the County administers its own retirement funds through SBCERS, which was established on January 1, 1944. It provides service retirement, disability, death, and survivor benefits for employees of the County of Santa Barbara, the Santa Barbara County Superior Court, and ten special districts.<sup>7</sup>

As of June 30, 2020, SBCERS managed nearly \$3.2 billion in assets. This amount represents approximately 74 percent of the Accrued Liability due current and former employees who are members of SBCERS, which covers 10,777 current and former employees, including 4,322 who are currently receiving benefits.<sup>8</sup> Like CalPERS, SBCERS funds payments of member benefits through a combination of member and employer contributions and investment income.

The Board of SBCERS sets the assumptions to be used to determine the funding requirements of the pension fund each year. One key assumption is the Discount Rate. To be more in line with actual results, the SBCERS Board has lowered the Discount Rate used to determine the Actuarial Accrued Liability several times. In 2007 it was lowered to 7.75 percent, and after several interim adjustments, it

<sup>7</sup> <https://www.sbcers.org/about-us/>

<sup>8</sup> <https://www.sbcers.org/wp-content/uploads/2020-Annual-Report-Web-Version.pdf>



now sits at 7 percent.<sup>9</sup> Like plans within the CalPERS pension fund, the SBCERS pension fund is subject to PEPRA.

Unfunded pension liabilities, as calculated by CalPERS and SBCERS, are paid by the employer over an extended period, much like a mortgage would be. The amount of Unfunded Accrued Actuarial Liability to be paid in future periods is listed as a liability on each of the cities' and the County's financial statements. That liability is shown at the estimated net present value of the expected future payments, based upon an assumed rate of return on investment assets managed by CalPERS or SBCERS. Like all estimates, the amounts shown are only as good as the assumptions used to calculate them. One important assumption is the Discount Rate used to calculate the liability. If future CalPERS or SBCERS investment earnings consistently fall short of the Discount Rate used to calculate the UAL, the amount owed by the cities or County could be significantly higher. If CalPERS or SBCERS actual investment returns are higher than the Discount Rate used to calculate the UAL, as they have been for most years the past decade, the amounts to be funded by the cities or County would be less.

While CalPERS and SBCERS have, to date, adequately managed the assets under management for the cities and the County, there are no guarantees that investment returns will be sufficient to cover all obligations, or that other factors might occur that would negatively impact the cities or the County and their ability to meet all obligations on a timely basis. There are mechanisms available to protect the cities and the County from significant increases in future amounts to be paid, or from reductions in revenues, which could impair the ability of the cities or the County to make the future payments timely, without cutting services provided to residents. These mechanisms include:

**Section 115 Pension Trusts** - A Section 115 Pension Trust, which derives its name from the code section within the United States Internal Revenue Code, may be used to segregate funds from an entity's general fund for the purpose of funding future obligations, and recently has been used more frequently to set aside funds to meet future pension contributions or liabilities that would otherwise create strains on current operational budgets. Monies in a Section 115 Trust can be invested and can potentially earn a higher rate of return than the growth of future pension obligations. One limitation on Section 115 funds is that they are irrevocably committed for the purpose stated in the trust and may not be retrieved or used for other purposes.

**Pension Obligation Bonds** – A Pension Obligation Bond (POB) is a bond issued by a city or county that is repaid from future returns on the investments made using the proceeds of the bond, or from future revenues of the issuing entity. The basic principle of POBs relies on the expectation that the rate to borrow the money is less than the assumed expected return from an investment portfolio. The expected benefits to the entity are that the annual costs of funding the pension liability are offset in some part by the net proceeds of the investments. This takes pressure off the entity to completely fund the pension obligations from annual revenues. A risk does exist in that the investments created with the borrowed funds may not perform well and the revenues are not sufficient to cover the bond costs. In that case the entity would be required to use funds from other sources, which could impact the level of services provided by the entity. It is imperative that the entity get the lowest possible interest rate to mitigate risk, and with interest rates at record lows, many entities are looking to POBs to protect them from future fluctuations in pension costs.

**Pension Reserve Fund** - One other option used by some entities is to create a Pension Reserve Fund within their budget that is funded in years when excess monies are available. This concept has the benefit in that should there arise a need to use the funds for other purposes, they could be redirected to the alternative use.

---

<sup>9</sup> <https://www.sbcers.org/wp-content/uploads/Preliminary-Investment-Return-6-30-2021.pdf>



## **METHODOLOGY**

To carry out its analysis, the Jury:

- Reviewed the 2019 and 2020 CalPERS valuation reports for the 32 plans<sup>10</sup> within the eight cities, plus related data in the public domain and as provided by the cities' plan administrators<sup>11</sup>;
- Reviewed 2020 SBCERS Annual Reports and data provided by SBCERS<sup>10</sup>;
- Reviewed "The California State Auditor's Fiscal Health Analysis of the State's Over 470 Cities,"<sup>12</sup> which showed California cities that could be facing fiscal challenges by assessing their levels of risk using various financial indicators;
- Reviewed audited financial reports of the County and of the eight cities for various years plus related data in the public domain and as provided by the County and the eight cities; and
- Interviewed individuals with administrative responsibilities for the pension plans from the County and the eight cities and representatives from SBCERS and CalPERS.

Based on the information in the documents reviewed and from the interviews with various officials of the eight cities, the County, SBCERS and CalPERS, the Jury constructed a model to assist it in analyzing the current financial position of each of the 32 plans. The Jury also reviewed the relationship of the pension liabilities to their respective General Funds and annual operating revenues, the current and future burden to the residents of the County and the eight cities, and the years the unfunded liabilities are expected to be paid off.

## **OBSERVATIONS**

In Santa Barbara County, PEPPRA has been effective in that pension plans created as a result of the pension reform are funded at a much higher percentage. While PEPPRA has helped, that does not mean there are not some significant issues to be aware of. The largest component of the Unfunded Accrued Liability in the 32 pension plans of the cities within the county are in Classic plans. Even though PEPPRA plans began in 2013, as of June 30, 2020, the total UAL for the 32 plans was over \$631 million, of which only \$1 million was within PEPPRA plans. So, while the 12 PEPPRA plans are funded at an average of over 90 percent, the 20 Classic plans are only funded to an average of 68.7 percent. In future years PEPPRA plans will play an increasing part in controlling pension costs of the cities and the County.

Table 1 (below) highlights the overall pension liabilities for each city and the County, as well their respective populations, estimated annual employer pension contributions, and analytics of how each city's and the County's obligations compare to various metrics. These analyses helped the jury classify the pension solvency risk for each of the cities and the County. For example, Lompoc, the City of Santa Barbara, Santa Maria and the County have higher per capita UALs than the remaining cities, suggesting there could be a higher strain on those communities than on those with lesser per capita UALs. Also, the cities of Lompoc, Santa Barbara and Santa Maria have significantly higher Estimated Total Employer Contributions than the other cities. These factors alone may not be a warning sign, but when compared to their Projected Payrolls and to their Total General Fund Revenues, they also represent higher percentages of those amounts and suggest higher risk.

---

<sup>10</sup> See Appendix B

<sup>11</sup> <https://www.calpers.ca.gov/page/employers/actuarial-services/employer-contributions/public-agency-actuarial-valuation-reports>

<sup>12</sup> [https://www.auditor.ca.gov/bsa/cities\\_risk\\_index](https://www.auditor.ca.gov/bsa/cities_risk_index)

Table 1<sup>13</sup>

## Public Pension Status, Santa Barbara County and 8 Cities, 2020

2020								
	Population	Normal Accrued Liability	Unfunded Actuarial Liability	Unfunded Actuarial Liability Per Capita	% Funded (Discount Rate - 7%)	Estimated Total Employer Contribution	Estimated Total Employer Contribution as % of Projected Payroll	Estimated Total Employer Contribution as % of Proj Payroll to Total General Fund Revs
Buellton	5,102	\$ 10,618,762	\$ 2,678,957	\$525.08	74.8%	\$ 384,784	22.0%	4.27%
Carpinteria	13,385	\$ 30,911,978	\$ 9,432,389	\$704.70	69.5%	\$ 1,086,135	37.4%	9.37%
Goleta	30,911	\$ 21,985,402	\$ 4,241,195	\$305.15	80.7%	\$ 1,105,343	13.5%	3.34%
Guadalupe	7,783	\$ 16,925,088	\$ 4,224,747	\$542.82	75.0%	\$ 627,352	23.2%	10.38%
Lompoc	42,853	\$ 321,949,822	\$ 102,974,795	\$2,402.98	68.0%	\$ 12,649,654	51.4%	27.65%
Santa Barbara	91,686	\$ 1,180,029,261	\$ 386,111,684	\$1,123.12	67.3%	\$ 47,970,234	51.0%	32.08%
Santa Maria	107,263	\$ 507,742,152	\$ 160,165,144	\$3,599.67	68.5%	\$ 20,753,973	40.1%	23.46%
Solvang	5,839	\$ 19,743,790	\$ 5,201,465	\$890.81	73.7%	\$ 599,751	35.6%	6.41%
County of Santa Barbara	446,499	\$ 4,297,727,000	\$ 1,103,795,000	\$1,984.57	74.3%	-	-	-
Totals		\$ 6,407,633,255	\$ 1,778,825,376		72.2%			

Based on the Jury's investigation, interviews, and reviews of each plan's actuarial valuation report and the most recent audited financials for each city and the County, the Jury classified the cities' and the County's pension solvency risk into two categories: those that the Jury believes are at less risk to have problems with meeting their pension obligations and those that continue to have higher potential risk.

Cities and the County the Jury considers at less potential pension plan solvency risk include:

- Buellton
- Carpinteria
- Goleta
- Guadalupe
- Solvang
- County of Santa Barbara

Cities the Jury considers at higher potential pension plan solvency risk include:

- Lompoc
- Santa Barbara
- Santa Maria

The Jury does not think that any of the cities or the County are in imminent danger of insolvency related to their pension obligations. That said, the cities and the County can always take additional steps to further reduce the risk that pension obligations would impair their ability to provide all intended services on a timely basis.

<sup>13</sup> Except for the County information, all information within the table was obtained from the eight cities' Actuarial Valuation Reports as of June 30, 2020, prepared by CalPERS, which are available online at: <https://www.calpers.ca.gov/page/employers/actuarial-resources/public-agency-actuarial-valuation-reports>. The County information was obtained from SBCERS Actuarial Valuation Report as of June 30, 2020, available online at [https://www.sbcers.org/wp-content/uploads/2020-SBCERS-AVR-Revised\\_20210224s.pdf](https://www.sbcers.org/wp-content/uploads/2020-SBCERS-AVR-Revised_20210224s.pdf).

And some cities are taking those additional steps. While no city, or the County, has used a Pension Obligation Bond, the cities of Guadalupe, Lompoc and Santa Barbara have indicated that they have either investigated the idea or are planning to. A Pension Obligation Bond is not without risk, so it is important that each city that considers using this tool takes a careful look at its cost of borrowing, the interest rate they can obtain, and the market outlook for debt over the life of the bond.

Several cities have either created Section 115 Trusts (Goleta), or have told the Jury they are investigating the possibility (Guadalupe, Santa Barbara, Santa Maria and Solvang). A Section 115 Trust would allow the cities to set aside funds when times are good to be used to offset pension costs when the need to use general funds would negatively impact the timely delivery of essential services. The downside to using a Section 115 Trust is that the funds may only be used for the specific purpose for which the trust was created.

A less restrictive way than a Section 115 Trust for cities to set aside funds for pension needs in the future would be to create a Pension Reserve Fund. This type of reserve fund allows the cities to set aside funds for specific later needs, but allows the flexibility to divert the funds to other uses, should the need arise. None of the cities are currently using this mechanism, and instead are relying on their general reserve funds to be available if needed. The reserve funds for the cities of Guadalupe and Lompoc are currently underfunded based upon their stated policies, but both feel recent events will help them replenish their reserves within a couple of years at the most. The Jury learned that in Guadalupe there has been significant new housing built within the city and more is under construction, and in Lompoc, the recent approval of Measure Q, which increases the tax on cannabis manufacturing and distribution, is expected to create between and \$5 and \$8 million dollars in new revenues for the next fiscal year.

The Jury learned that all the cities and the County take their pension obligations seriously and understand the need to fulfill those obligations without impacting the delivery of essential and promised services to their residents. The Jury also learned that while these issues are analyzed and discussed annually, none of the cities or the County have a written plan addressing the risks of pension plan insolvency. A written plan would allow the residents to better understand how the cities and the County are addressing these issues and would serve as a guide to those implementing new policies.

## **CONCLUSION**

The 2021 Santa Barbara County Grand Jury determined that while no current problems or undue risks exist and that none of the cities or the County are in imminent danger of being unable to meet their pension obligations, there still exists a need to remain vigilant and to prepare for unforeseen changes that could affect their future ability to fund their pension obligations in a timely manner.

## **FINDINGS AND RECOMMENDATIONS**

### **Finding 1a**

The cities of Buellton, Carpinteria, Goleta, Guadalupe, Solvang and the County of Santa Barbara are at less potential pension plan solvency risk.

### **Finding 1b**

The cities of Lompoc, Santa Barbara and Santa Maria are at higher potential pension plan solvency risk.

**Finding 1c**

Unfunded Accrued Liabilities have risen for all cities since 2016, and with the announced change in the Discount Rate, are expected to rise further, which could impact the cities' ability to deliver expected services to residents.

**Recommendation 1**

That each city council and the Santa Barbara County Board of Supervisors develop and publish a comprehensive plan by June 30, 2022, addressing their pension plans and how they intend to properly assure future obligations are paid when due, without impacting the timely delivery of essential and promised services to residents.

**Finding 2**

Section 115 Trusts, Pension Obligation Bonds, and Pension Reserve Funds can be effective mechanisms to protect cities from dramatic impacts to the financial markets or declines in General Fund revenues.

**Recommendation 2**

That each city council and the Santa Barbara County Board of Supervisors study and determine by June 30, 2022, whether a Section 115 Trust, Pension Obligation Bond, or Pension Reserve Fund would be an effective hedge against risks to their pension plans for their city.

**REQUEST FOR RESPONSE**

Pursuant to *California Penal Code Section 933 and 933.05*, the Santa Barbara County Grand Jury requests each entity or individual named below to respond to the enumerated findings and recommendations within the specified statutory time limit:

Responses to Findings shall be either:

- Agree
- Disagree wholly
- Disagree partially with an explanation

Responses to Recommendations shall be one of the following:

- Has been implemented, with brief summary of implementation actions taken
- Will be implemented, with an implementation schedule
- Requires further analysis, with analysis completion date of no more than six months after the publication of the report
- Will not be implemented, with an explanation of why

**Santa Barbara County Board of Supervisors – 90 Days**

Findings 1a, 2

Recommendation 1, 2

**City of Buellton – 90 Days**

Findings 1a, 1c, 2

Recommendation 1, 2

**City of Carpinteria – 90 Days**

Findings 1a, 1c, 2

Recommendation 1, 2

**City of Goleta – 90 Days**

Findings 1a, 1c, 2

Recommendation 1, 2

**City of Guadalupe – 90 Days**

Findings 1a, 1c, 2

Recommendation 1, 2

**City of Lompoc – 90 Days**

Findings 1b, 1c, 2

Recommendation 1, 2

**City of Santa Barbara – 90 Days**

Findings 1b, 1c, 2

Recommendation 1, 2

**City of Santa Maria – 90 Days**

Findings 1b, 1c, 2

Recommendation 1, 2

**City of Solvang – 90 Days**

Findings 1a, 1c, 2

Recommendation 1, 2

## APPENDIX A

### GLOSSARY

**Accrued Liability** (also called **Actuarial Accrued Liability** or **Entry Age Normal Accrued Liability**) The total dollars needed as of the valuation date to fund all benefits earned in the past for current members.

**Actuarial Valuation** The determination, as of a valuation date, of the Normal Cost, Accrued Liability, and related actuarial present values for a pension plan. These valuations are performed annually or when an employer is contemplating a change to their plan provisions.

**Classic Member (under PEPRA)** A classic member is a member who joined CalPERS or SBCERS prior to January 1, 2013, and who is not defined as a new member under PEPRA. (See definition of New Member below).

**Discount Rate Assumption** The actuarial assumption that was called “investment return” in earlier CalPERS reports or “actuarial interest rate” in section 20014 of the California Public Employees’ Retirement Law (PERL) (California Government Code section 20014).

**Funded Status** A measure of how well-funded, or how “on track,” a plan or risk pool is with respect to assets versus accrued liabilities. A ratio greater than 100 percent means the plan or risk pool has more assets than liabilities and a ratio less than 100 percent means liabilities are greater than assets.

**New Member (under PEPRA)** A new member includes an individual who becomes a member of a public retirement system for the first time on or after January 1, 2013, and who was not a member of another public retirement system prior to that date, and who is not subject to reciprocity with another public retirement system.

**Normal Cost** The annual cost of service accrual for the upcoming fiscal year for active employees. The normal cost should be viewed as the long-term contribution rate.

**PEPRA** The California Public Employees’ Pension Reform Act of 2013.

**Present Value of Benefits (PVB)** The total dollars needed as of the valuation date to fund all benefits earned in the past or expected to be earned in the future for current members.

**Unfunded Accrued Liability (UAL)** When a plan’s or pension fund’s value of assets is less than its accrued liability, the difference is the plan’s or pension fund’s UAL (or unfunded liability). If the unfunded liability is positive, the plan or pension fund will have to pay contributions exceeding the Normal Cost.

### OTHER TERMS

**Benefit Factor.** The percentage of pay to which employee members are entitled for each year of service.

**Complementary Risk Analysis.** Additional risk analysis beyond what is presented in the CalPERS Valuation Reports.

**Employer Paid Member Contributions** refers to the practice of pension plan employers paying some portion of an employee’s contributions in some instances.

**Pension plan.** In this report, a pension plan is a given package of retirement contributions and benefits, for example, the Miscellaneous Plan of the City of Goleta.

**Pension system.** In this report, a pension system is a set of pension plans under one management; for example, the pension system of the City of Goleta consists of the Miscellaneous Plan of the City of Goleta and the PEPRM Miscellaneous Plan of the City of Goleta.

## APPENDIX B

2017			
City/Plan	Normal Accrued Liability	Unfunded Actuarial Liability	% Funded (Discount Rate - 7%)
<b>Buellton</b>			
Misc.	\$10,117,235	\$2,647,138	73.8%
PepMisc.	501,527	31,819	93.7%
	<b>\$10,618,762</b>	<b>\$2,678,957</b>	<b>74.8%</b>
<b>Carpinteria</b>			
MISC.	\$21,023,417	\$5,766,390	72.6%
Safety	9,410,150	3,620,593	61.5%
PepMisc	478,411	45,406	90.5%
	<b>\$30,911,978</b>	<b>\$9,432,389</b>	<b>69.5%</b>
<b>Goleta</b>			
MISC.	\$19,992,856	\$4,063,881	79.7%
PepMisc.	1,992,546	177,314	91.1%
	<b>\$21,985,402</b>	<b>\$4,241,195</b>	<b>80.7%</b>
<b>Guadalupe</b>			
Misc.	\$8,870,433	\$2,377,584	73.2%
Safety	7,275,900	1,762,414	75.8%
PepMisc.	294,000	25,168	91.4%
PepSafety/POL	430,146	53,130	87.6%
PepSafety/Fire	54,609	6,451	88.2%
	<b>\$16,925,088</b>	<b>\$4,224,747</b>	<b>75.0%</b>
<b>Lompoc</b>			
MISC.	\$214,274,197	\$65,964,956	69.2%
Safety	102,425,444	36,482,292	64.4%
PepSafety/Pol	1,200,382	134,523	88.8%
PepSafety/Fire	1,560,305	163,511	89.5%
Police Tier 2	1,625,259	132,930	91.8%
FireTier 2	864,235	96,583	88.8%
	<b>\$321,949,822</b>	<b>\$102,974,795</b>	<b>68.0%</b>
<b>Santa Barbara</b>			
Misc.	\$664,902,988	\$198,210,264	70.2%
Safety Police	304,630,107	106,270,049	65.1%
SAFETY Fire	208,650,909	81,458,677	61.0%
PepSAfety Fire	1,845,257	172,694	90.6%
	<b>\$1,180,029,261</b>	<b>\$386,111,684</b>	<b>67.3%</b>
<b>Santa Maria</b>			
Misc.	\$271,492,921	\$89,892,591	66.9%
Safety Police	148,339,270	47,427,464	68.0%
Safety Fire	75,810,291	21,628,065	71.5%
PepSafety Police	5,858,997	668,451	88.6%
PepSafety Fire	1,700,068	178,390	89.5%
Safety Fire Tier 2	2,104,052	187,001	91.1%
Safe Police Tier 2	2,436,553	183,182	92.5%
	<b>\$507,742,152</b>	<b>\$160,165,144</b>	<b>68.5%</b>
<b>Solvang</b>			
Misc.	\$18,646,595	\$5,082,035	72.7%
Safety	611,526	85,659	86.0%
PepMisc.	485,669	33,771	93.0%
	<b>\$19,743,790</b>	<b>\$5,201,465</b>	<b>73.7%</b>
<b>County of Santa Barbara</b>			
County of Santa Barbara	<b>\$4,297,727,000</b>	<b>\$1,103,795,000</b>	<b>74.3%</b>



COUNTY COURTHOUSE  
1100 ANACAPA STREET  
SANTA BARBARA, CA 93101



(805) 568-2291  
SBCGJ@SBCOURTS.ORG  
HTTP://WWW.SBCGJ.ORG

GRAND JURY  
SANTA BARBARA COUNTY

November 30, 2021

Ms. Rebecca Bjork  
City of Santa Barbara Interim City Manager  
735 Anacapa Street  
Santa Barbara, CA 93101

Dear Ms. Bjork,

On behalf of the 2021 Santa Barbara County Grand Jury, I am attaching a copy of our report for your review and response.

**PENSIONS IN SANTA BARBARA  
COUNTY REQUIRE VIGILANCE**

The Grand Jury, County Counsel and the Presiding Judge have approved this report. California Penal Code §933.05 requires the following:

- You are receiving this report two working days prior to its release to the public; you shall not disclose this report prior to its public release.
- You must respond to each Finding and Recommendation in this report as indicated.
- You must submit your original response to the Presiding Judge.
- If you are an elected county officer or agency head, the response time is no later than 60 days from the date of receipt of the report.
- If you are the governing body of a public agency subject to the reviewing authority of the Grand Jury, the response time is no later than 90 days of receipt of the report.
- If your response to a Recommendation is, "Requires Further Analysis," you must provide an analysis completion schedule which shall not exceed six months from the report publication date.

Your response will be posted on the Grand Jury website: [www.sbcgj@sbcgj.org](http://www.sbcgj@sbcgj.org). Please forward a copy of Your response to: Presiding Judge Gustavo Lavayen

312 East Cook Street  
Santa Maria, California 93454

Please also forward a copy of your response to the Santa Barbara County Grand Jury at:  
[sbcgj@sbcourts.org](mailto:sbcgj@sbcourts.org)

Respectfully yours,

*Pamela Olsen*

Pamela Olsen  
Foreperson  
2021 Santa Barbara County Grand Jury

DocuSigned by:  
*Rebecca J Bjork*  
1596F04C3B2342F...



# City of Santa Barbara

Finance Department

[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

February 8, 2022

**Accounting**

Tel: (805) 560-5741

**Accounts Payable**

Tel: (805) 564-5359

**Business Licensing**

Tel: (805) 564-5346

**Payroll**

Tel: (805) 564-5357

**Risk Management**

Tel: (805) 564-5347

Fax: (805) 897-2642

**Treasury**

Tel: (805) 564-5340

**Utility Billing**

Tel: (805) 564-5343

**Finance Administration**

735 Anacapa Street

P.O. Box 1990

Santa Barbara, CA

93102-1990

Tel: (805) 564-5334

Fax: (805) 897-1978

**Purchasing**

Tel: (805) 564-5349

**Warehouse**

Tel: (805) 564-5354

**Mailroom**

Tel: (805) 564-5360

310 E. Ortega Street

P.O. Box 1990

Santa Barbara, CA

93102-1990

Fax: (805) 897-1977

Santa Barbara County Grand Jury  
Presiding Judge Gustavo Lavayen  
312 East Cook Street  
Santa Maria, CA 93454

**RE: City of Santa Barbara's Response to the Findings and Recommendations in the Santa Barbara County Grand Jury Report on "Pensions in Santa Barbara County Require Vigilance"**

To Presiding Judge Gustavo Lavayen,

In response to the Santa Barbara County Grand Jury Report, the City of Santa Barbara offers the following responses to the findings and recommendations in the report:

**Finding 1b:** The cities of Lompoc, Santa Barbara and Santa Maria are at higher potential pension plan solvency risk.

**City of Santa Barbara Response to Finding 1b: Agree**

Because of the larger size of the City's annual operating budget compared to many other cities in Santa Barbara County, the total normal accrued and unfunded actuarial liabilities are higher compared to other cities. The percent of the City's pension obligations that are funded, however, are in line with most other cities in Santa Barbara County and many other cities throughout California.

Risks to pension plans are evident for all members of CalPERS. The City has prioritized and will continue to make all legally required payments to CalPERS throughout the year, and has budgeted for these expenditures accordingly.

**Finding 1c:** Unfunded Accrued Liabilities have risen for all cities since 2016, and with the announced change in the Discount Rate, are expected to rise further, which could impact the cities' ability to deliver expected services to residents.

**City of Santa Barbara's Response to Finding 1c: Agree**



# City of Santa Barbara

Finance Department

[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

## Accounting

Tel: (805) 560-5741

## Accounts Payable

Tel: (805) 564-5359

## Business Licensing

Tel: (805) 564-5346

## Payroll

Tel: (805) 564-5357

## Risk Management

Tel: (805) 564-5347

Fax: (805) 897-2642

## Treasury

Tel: (805) 564-5340

## Utility Billing

Tel: (805) 564-5343

## Finance Administration

735 Anacapa Street

P.O. Box 1990

Santa Barbara, CA

93102-1990

Tel: (805) 564-5334

Fax: (805) 897-1978

## Purchasing

Tel: (805) 564-5349

## Warehouse

Tel: (805) 564-5354

## Mailroom

Tel: (805) 564-5360

310 E. Ortega Street

P.O. Box 1990

Santa Barbara, CA

93102-1990

Fax: (805) 897-1977

Although the reduced discount rate will have an impact by increasing the amount of future payments to CalPERS, the recently announced annual CalPERS rate of return at 21.3% will have a positive impact on future liability payments. Many other factors, including salary changes and increases, actuarial assumptions, and future investment returns will surely impact the annual payments the City is required to make.

As in prior fiscal years, the City's adopted budget will continue to ensure all required payments are adequately appropriated. The City will balance its operating and capital budget by considering potential service level impacts, exploring revenue generating solutions and other budget balancing options.

**Recommendation 1:** That each City Council and the Santa Barbara County Board of Supervisors develop and publish a comprehensive plan by June 30, 2022, addressing their pension plans and how they intend to properly assure future obligations are paid when due, without impacting the timely delivery of essential and promised services to residents.

**City of Santa Barbara's Response to Recommendation 1:** Will be implemented

On December 7, 2021, the Finance Committee of the City Council received a detailed staff report of the significance of the current and projected pension costs to the City, identify actions already taken by the City to reduce these costs and future actions and strategies to be considered – the same strategies identified in the Grand Jury report. The City is actively working to address current and future pension plan costs and liabilities and is already working to develop a comprehensive plan.

During the beginning of calendar year 2022, staff will continue to work with the City Council on analyzing and considering various pension management strategies, and will include a plan as a core component of the FY2023 budget that will be adopted in June of 2022.

**Finding 2:** Section 115 Trusts, Pension Obligation Bonds, and Pension Reserve Funds can be effective mechanisms to protect cities from dramatic impacts to the financial markets or declines in General fund revenues.

**City of Santa Barbara's Response to Finding 2:** Agree



# City of Santa Barbara

Finance Department

[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

## Accounting

Tel: (805) 560-5741

## Accounts Payable

Tel: (805) 564-5359

## Business Licensing

Tel: (805) 564-5346

## Payroll

Tel: (805) 564-5357

## Risk Management

Tel: (805) 564-5347

Fax: (805) 897-2642

## Treasury

Tel: (805) 564-5340

## Utility Billing

Tel: (805) 564-5343

## Finance Administration

735 Anacapa Street

P.O. Box 1990

Santa Barbara, CA

93102-1990

Tel: (805) 564-5334

Fax: (805) 897-1978

## Purchasing

Tel: (805) 564-5349

## Warehouse

Tel: (805) 564-5354

## Mailroom

Tel: (805) 564-5360

310 E. Ortega Street

P.O. Box 1990

Santa Barbara, CA

93102-1990

Fax: (805) 897-1977

As directed by the Finance Committee of the City Council, staff is actively working to develop a pension stabilization reserve policy and recommend revisions to the City's General Fund and other reserve policies as a first step. Staff is also exploring and plans to implement a Section 115 trust in the coming months.

**Recommendation 2:** That each City Council and the Santa Barbara County Board of Supervisors study and determine by June 30, 2022, whether a Section 115 Trust, Pension Obligation Bond, or Pension Reserve Fund would be an effective hedge against risks to their pension plans for their city.

**City of Santa Barbara's Response to Recommendation 2:** Will be implemented

As part of the FY2023 budget process, the City Council will consider whether a Section 115 Trust, Pension Obligation Bond or Pension Reserve Fund would be effective.

Sincerely,

A handwritten signature in black ink that reads "Keith DeMartini".

Keith DeMartini  
Finance Director  
City of Santa Barbara



## **CITY OF SANTA BARBARA**

### **COUNCIL AGENDA REPORT**

**AGENDA DATE:** February 8, 2022

**TO:** Mayor and Councilmembers

**FROM:** City Attorney's Office

**SUBJECT:** Authorization For Electoral Redistricting Legal Services

**RECOMMENDATION:**

That Council authorize the City Attorney to execute an amended legal services agreement with Nielsen Merksamer Parrinello Gross & Leoni LLP, for special counsel services regarding electoral redistricting matters, in an amount not to exceed \$95,000. This firm provides specialized assistance relating to voting rights matters.

These funds were previously authorized as described below.

**BUDGETARY IMPACTS:**

On September 14, 2021, Council approved an increase in appropriations for redistricting in the City Administrator's Office Fiscal Year (FY) 2022 Operating Budget in the amount of \$172,500, funded by unappropriated General Fund Reserves.

**SUBMITTED BY:** Ariel Pierre Calonne, City Attorney

**APPROVED BY:** Ariel Pierre Calonne, City Attorney

**APPROVED BY:** City Administrator's Office





# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 8, 2022

**TO:** Mayor and Councilmembers

**FROM:** Engineering Division, Public Works Department  
Transportation Planning and Parking Division, Public Works Department

**SUBJECT:** Contract For Construction Of Downtown De La Vina Street Safe Crosswalks And Buffered Bike Lanes And Eastside Community Paseos Project

**RECOMMENDATION:** That Council:

- A. Award a contract with Lash Construction Inc., for their low bid amount of \$1,508,278 and bid alternates amount of \$869,005, for a total of \$2,377,283 for construction of the Downtown De La Vina Street Safe Crosswalks And Buffered Bike Lanes And Eastside Community Paseos Project, Bid No. 3906; and authorize the Public Works Director to execute the contract and approve expenditures up to \$713,185 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment; and
- B. Approve an increase in revenue and expenditure appropriations in the Streets Grant Capital Fund in the amount of \$1,320,000, funded by Active Transportation Program grant funding, for the construction of the Downtown De La Vina Street Safe Crosswalks and Buffered Bike Lanes Project.

### **DISCUSSION:**

The Downtown De La Vina Street Safe Crosswalks and Buffered Bike Lanes Project and the Eastside Community Paseos Project were planned, awarded, and designed as two separate Active Transportation Program (ATP) grant-funded projects. The Public Works Department agreed to combine the projects, increasing City staff efficiency and realizing economies of scale in construction resulting in one Downtown De La Vina Street Safe Crosswalks and Buffered Bike Lanes and Eastside Community Paseos Project (Project).

#### Downtown De La Vina Street Safe Crosswalks and Buffered Bike Lanes Project

To address collision patterns along De La Vina Street, a buffered bike lane will replace one vehicular travel lane, between Carrillo Street and Haley Street. The lane reduction

## Council Agenda Report

### Contract For Construction Of Downtown De La Vina Street Safe Crosswalks And Buffered Bike Lanes And Eastside Community Paseos Project

February 8, 2022

Page 2

was approved by the City Council as part of the 2016 Bicycle Master Plan and will eliminate the double-threat condition for pedestrians when one driver stops for a pedestrian, and the driver in the next lane does not. In addition, curb extensions, high visibility signs, and pavement markings will be constructed along six intersections to improve sightlines and decrease pedestrian exposure to traffic by reducing crossing distance and vehicle turning speed (see Attachment 1 for locations). The buffered bike lane on De La Vina Street will be installed on the left side of the roadway since the majority of the cyclists turn left from De La Vina Street to go Downtown. The buffered bike lane will reduce broadside and sideswipe vehicle versus cyclist collisions. Four parking spaces will be removed on Haley Street from De La Vina Street to Chapala Street to accommodate a protected bike lane that will connect to an existing bike route from Downtown to the Eastside and Lower Eastside neighborhoods. A separate recently constructed project added corridor lighting along both De La Vina Street and Haley Street, providing improved safety at night. These improvements address significant patterns of pedestrian and cyclist-involved collisions that are prevalent in the project area.

#### Eastside Community Paseos Project

The Eastside Community Paseos Project provides critical bike and pedestrian connections within and from the Eastside to the Downtown area. This bike-friendly route along Alisos Street, will serve as a safe alternative route to the vehicular-dominated Milpas Street for families biking and walking to nearby schools. This bicycle route was approved by City Council as part of the 2016 Bicycle Master Plan. All stop signs in the corridor will be adjusted to stop streets along Alisos Street, allowing cyclists to travel Alisos Street from top to bottom without stopping. Cyclists will share the roadway with vehicles along Alisos Street, therefore the volume of vehicles on that street needs to be reduced. Traffic diverters and landscape peninsulas will be installed to encourage a reduction in vehicular volumes and speed. Students and residents will be able to safely walk and bike from the Eastside Neighborhood via improved bicycle and pedestrian corridors connecting to the Santa Barbara Junior High and into Downtown. Some of the on-street parking spaces will be shifted into the parkway along the north side of the 900 block of East Cota Street in order to accommodate the bike lane.

Existing bike routes taking Eastside residents to and from Downtown along Cota Street and Haley Street will have new, conflict green striping at the intersections. This striping will safely position cyclists at intersections and will provide a visual queue to drivers to anticipate cyclists approaching and crossing at intersections. There will be a new bike lane installed on Ortega Street, from Chapala Street to Ortega Park and Santa Barbara Junior High.

Pedestrian improvements include a new sidewalk along the west side of Alisos Street in areas currently missing sidewalk. Rectangular rapid flashing beacons will be installed at the intersections of Cota Street with Quarantina and Nopal Streets, which are adjacent to Santa Barbara Junior High.

### Community Outreach

These improvements emerged from community input in the 2013 Eastside Neighborhood Transportation Management Plan and the 2016 Bicycle Master Plan. The design was presented at two community workshops in October 2019, and December 2020. Community outreach will continue before and during construction. Signs were posted along various intersections or midblock crosswalks along portions of Alisos and Cota Streets the week of January 24, 2022, to inform residents what to expect.

### Contract Bids

Four bids were received for the subject work, ranging as follows:

	<b>BIDDER</b>	<b>BASE BID AMOUNT</b>
1.	Lash Construction, Inc. Santa Barbara, California	\$1,508,278.00
2.	Alfaro Construction Compton, California	\$2,065,682.60
3.	Toro Enterprises Oxnard, California	\$2,255,704.50
4.	JJ Fisher Construction Nipomo, California	\$2,684,555.40

The low bid of \$1,508,278, submitted by Lash Construction, Inc., is an acceptable bid that is responsive to and meets the requirements of the bid specifications. The total contract amount, including bid alternates, is \$2,377,283.

The change order funding recommendation of \$713,185, or 30 percent of the total bid.

### **BUDGET/FINANCIAL INFORMATION:**

This Project is primarily funded by two ATP grants. The Eastside Community Paseos Project includes \$27,000 of City match funds in the design phase. There were design costs exceeding the grant for the Downtown De La Vina Project (no required City match) and for the Eastside Community Paseos Project (inclusive of the required \$27,000 of City match). Funds will be shifted from the construction phase to cover a portion of these costs, and the remaining overages are covered by previously appropriated City match funds.

The increase in long-term maintenance costs for the installation of lighting, Rectangular Reflective Flashing Beacons, and new trees will be offset by the replacement of asphalt with concrete and parkway areas.

The following tables summarize the expenditures recommended in this report:



### CONSTRUCTION CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
Lash Construction, Inc.	\$2,377,283	\$713,185	\$3,090,468
<b>TOTAL RECOMMENDED AUTHORIZATION</b>			<b>\$3,090,468</b>

### ESTIMATED TOTAL PROJECT COST

*\*Cents have been rounded to the nearest dollar in this table.*

	ATP GRANT	CITY SHARE	TOTAL
Design Costs (Eastside Paseos)	\$270,966	\$93,736	<b>\$364,702</b>
Design Costs (Downtown De La Vina)	\$149,545	\$69,226	<b>\$218,771</b>
<b>Design Subtotal</b>	<b>\$420,511</b>	<b>\$162,962</b>	<b>\$583,473</b>
Construction Contract	\$2,377,283	\$0	<b>\$2,377,283</b>
Construction Change Order Allowance	\$713,185	\$0	<b>\$713,185</b>
<b>Subtotal</b>	<b>\$3,090,468</b>	<b>\$0</b>	<b>\$3,090,468</b>
Construction Management/Inspection (by City Staff)	\$478,958	\$0	\$478,958
Bidding and Award	\$58,608	\$0	\$58,608
Survey – Monumentation Preservation	\$25,000	\$0	\$25,000
Tree Removal	\$20,000	\$0	\$20,000
Record Drawings	\$10,000	\$0	\$10,000
City Supplied Equipment	\$15,501	\$0	\$15,501
<b>Subtotal</b>	<b>\$608,067</b>	<b>\$0</b>	<b>\$608,067</b>
<b>Construction Subtotal</b>	<b>\$3,698,535</b>	<b>\$0</b>	<b>3,698,535</b>
<b>TOTAL PROJECT COST</b>	<b>\$4,119,046</b>	<b>\$162,962</b>	<b>\$4,282,008</b>

The total Project cost is \$4,282,008. On September 14, 2021, \$2,438,000 of ATP grant funds were appropriated for the construction of the Eastside Community Paseos portion of the Project. There are sufficient appropriated funds in the Streets Grant Capital Fund to cover these costs, with the proposed appropriation of \$1,320,000 in ATP grant funding for the Downtown De La Vina Street portion of the Project.

A copy of the contract may be requested from the Public Works Department for public review; please contact [PWInfo@SantaBarbaraCA.gov](mailto:PWInfo@SantaBarbaraCA.gov) to request a copy.

### ENVIRONMENTAL REVIEW

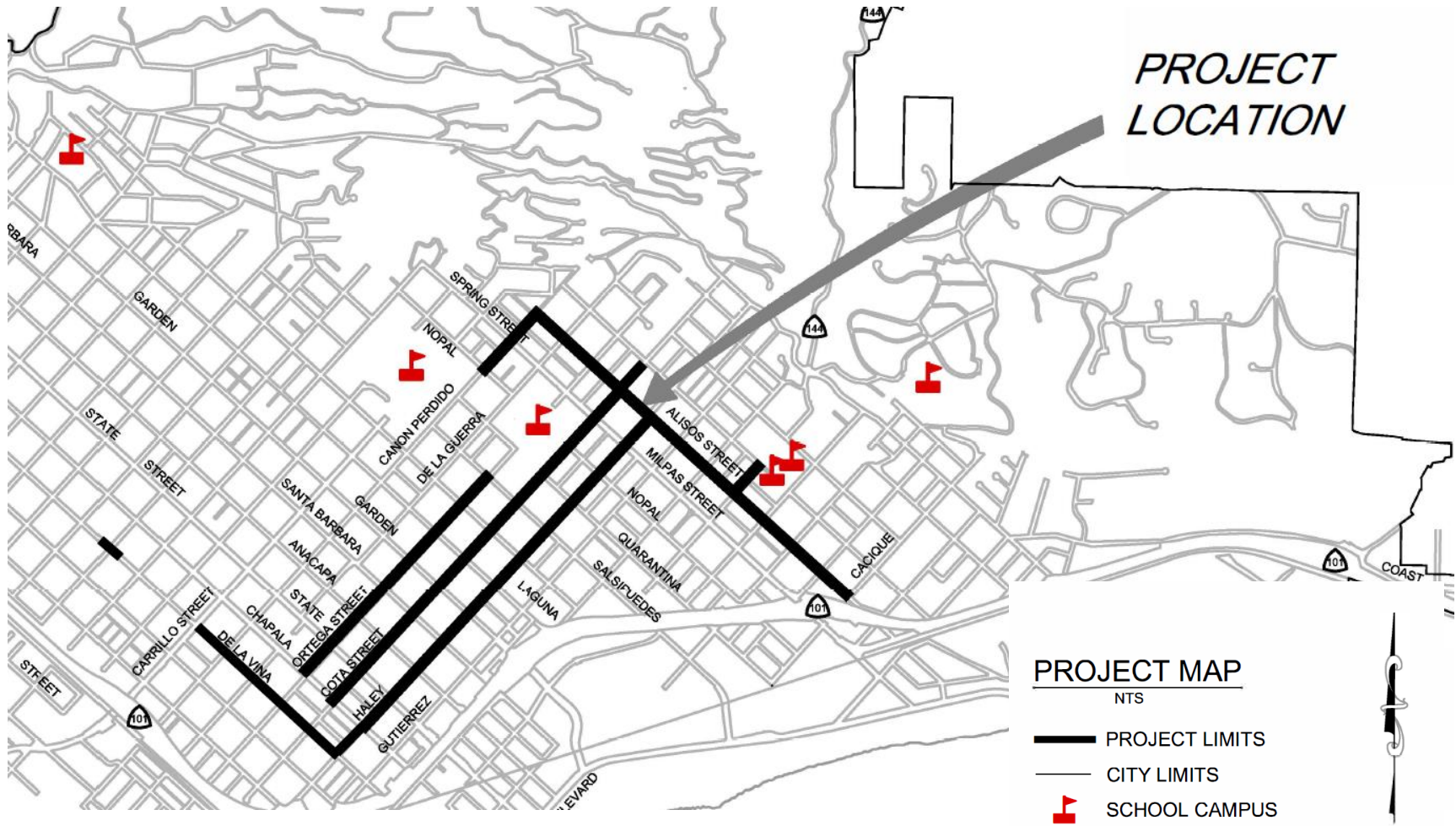
The Project received two Categorical Exemptions under the California Environmental Quality Act per State Guidelines §15301-Existing Facilities and §15304-Minor Alterations to Land. Both Notice of Exemptions were filed at the County Clerk's Office.

**ATTACHMENT:** Project Location Map

**PREPARED BY:** Laura Yanez, P.E., Principal Engineer and Jessica W. Grant,  
Interim Public Works Downtown Manager/AF/TB/sk

**SUBMITTED BY:** Clifford M. Maurer, P.E., Public Works Director

**APPROVED BY:** City Administrator's Office





# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 8, 2022

**TO:** Mayor and Councilmembers

**FROM:** Economic Development Division, Community Development Department

**SUBJECT:** Introduction Of An Ordinance Amending Municipal Code To Regulate Sidewalk Vending

### **RECOMMENDATION:**

That Council, introduce and subsequently adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Amending Title 9 of the Santa Barbara Municipal Code by the Addition of Chapter 9.49 to Regulate Sidewalk Vending in Accordance with State Law.

### **EXECUTIVE SUMMARY:**

Santa Barbara Municipal Code (SBMC) § 9.48.010 generally prohibits all commercial use of City streets, sidewalks, pathways, and other public areas, subject to certain exceptions. In January 2019, Government Code Sections 51036–51039 went into effect disallowing cities from prohibiting vendors from operating on public sidewalks or parks except in accordance with certain objective performance standards. The purpose of the proposed ordinance is to provide a clear pathway for microenterprise businesses, entrepreneurs, and individuals to lawfully and safely conduct sidewalk vending with performance criteria and regulations that protect the public health, neighborhoods, and business districts, and is consistent with state statute.

### **DISCUSSION:**

#### Background

On August 3, 2021, staff presented a proposed sidewalk vending ordinance to the City Council Ordinance Committee (Ordinance Committee) for review and comment (Attachment 1). The Ordinance Committee members had a range of questions and

comments for staff regarding how the proposed ordinance would regulate sidewalk vending. The Committee expressed a desire to accommodate sidewalk vendors during Old Spanish Days and directed staff to seek additional community input.

On December 7, 2021, staff returned to the Ordinance Committee with an updated ordinance to reflect the committee's feedback from the public as highlighted in the staff report (Attachment 2). The feedback focused on protecting public access and an accessible path of travel on sidewalks, crosswalks, and other high volume pedestrian areas such as Stearns Wharf, portions of the waterfront, and Downtown State Street sidewalks as well as implementing a low cost and a clear process for obtaining a permit. Additionally, a provision was added to the ordinance based on feedback from the Ordinance Committee allowing for sidewalk vending of *cascarones* and other non-food items on State Street and on the sidewalk adjacent to the curb downtown during the week of the Old Spanish Days Fiesta.

Lastly, the Council-adopted Economic Development Plan includes an objective to address opportunities for the creation and operation of microenterprise businesses. The recommended adoption of the proposed sidewalk vending ordinance would address this economic development objective.

The following sections provide an overview of the California Senate Bill 946 permits sidewalk vending and a summary of the proposed sidewalk vending ordinance.

#### State Law — Senate Bill 946

Currently, the City regulates street vendors under SBMC §9.48.010 (a general prohibition), § 15.16.010 (a general prohibition against vending in parks), and Chapter 5.32 (a tax permit requirement for door-to-door vendors). There are certain exceptions to this prohibition either created by ordinance (such as the exceptions contained within SBMC § 9.48.010 itself, the outdoor dining permit program established under SBMC Chapter 9.95, and the temporary authorization under the Emergency Economic Recovery Ordinance) or by operation of case law (such as the current limitation on the City's ability to prohibit vending from legally parked vehicles that the staff intends to remedy by an ordinance that will be brought forward in the near future).

On September 17, 2018, Senate Bill 946 was signed into law, which limits the oversight that cities (charter cities included) have on sidewalk vendors and establishes statewide governance of vending in public parks and rights-of-way. Cities may adopt certain regulations so long as they are directly related to objective health, safety, and welfare concerns. The law went into effect on January 1, 2019, and is codified under Government Code Sections 51036–51039.

The stated intent of the legislation is to create entrepreneurial and economic development opportunities for immigrant and low-income communities. The Legislature found that sidewalk vending increases access to desired goods, such as culturally significant food

and merchandise; contributes to a safe and dynamic public space; and promotes public safety and welfare by encouraging local authorities to support and properly regulate sidewalk vending and decriminalize sidewalk vending.

State law also permits sidewalk vending in public parks unless there is a concession agreement that exclusively permits the sale of food or merchandise by the concessionaire. State law also allows park authorities to limit sidewalk vending in parks to ensure the public's use and enjoyment of natural resources and recreational opportunities or to prevent an undue concentration of commercial activity that unreasonably interferes with the scenic and natural character of the park.

Lastly, State law makes any violation of the proposed ordinance punishable only by an administrative fine and requires a local authority to take into consideration the individual's ability to pay the fine, reducing the fine if the assessment warrants reduction.

Although the passage of Senate Bill 946 restricted some aspects of the City's regulatory oversight, the City is still able to adopt time, place, and manner restrictions on vending on public property that respond to objective health, safety, or welfare concerns. The proposed ordinance was written to be consistent with state law.

### Proposed Ordinance

Sidewalk vendors include individuals who sell food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance, or from one's person, upon a public sidewalk or other pedestrian paths. In addition, sidewalk vendors may be one of two types: roaming or stationary. A roaming sidewalk vendor moves from place to place and stops only to complete a transaction, whereas a stationary sidewalk vendor vends from a fixed location. The proposed ordinance regulates both stationary and roaming sidewalk vendors. Sidewalk vendors do not include an owner, employee, agent, or independent contractor of a business having an established storefront or other fixed business location within the City.

The proposed ordinance establishes business license, health permit, operational and location requirements, as well as special requirements for parks and the State Street Promenade area. Specific requirements are detailed in the proposed ordinance attached to this report; a summary of the requirements is provided below:

### *City Approvals:*

- Sidewalk vendors must pay the applicable business tax under SBMC Chapter 5.04 and display a business tax receipt; however, no additional City permit or license is required.
- In issuing a business tax receipt, the Finance Department will accept a California driver's license or identification number, or an individual taxpayer number in lieu of a social security number.

- Sidewalk vendors who vend food must obtain and display a County Health Department Permit.

*Prohibited Items:*

- Alcoholic Beverages, tobacco products and electronic smoking devices, cannabis and cannabis products, weapons, pharmaceuticals, and other merchandise prohibited by law.

*Location Regulations Include:*

- Roaming sidewalk vendors are permitted in residential zones between the hours of 8 a.m. and one-half hour after sunset and must move continuously except when stopped to complete a sale and must not reduce the path of travel on a sidewalk to less than 5 feet. Stationary sidewalk vendors are prohibited in all residential zones.
- Sidewalk vending is prohibited within 500 feet of any elementary, middle, junior high, or high school during the hours of 7:30 a.m. to 4:00 p.m. on days that school is in session.
- Sidewalk vending is prohibited within 200 feet of the entrance to any library, city hall, police station, government administration building, a fire station, or a hospital.
- Sidewalk vending is prohibited within 18 inches from the edge of the curb, the roadway of any street or highway, off-street bicycle or multi-use path, bridge or in a location or manner where placement or operation endangers the safety of persons or creates a dangerous condition of property.
- Sidewalk vending is prohibited within 500 feet of a City-permitted special event.
- Sidewalk vending is prohibited within 5 feet of a marked or unmarked crosswalk, fire hydrant, and the area directly in front of a transparent window.
- Sidewalk vending is prohibited within 10 feet of marked bus zone, bench, or transit shelter, driveway, or an entry or exit of a business during operating hours.
- Vending is prohibited within 100 feet of playgrounds, recreational fields, skate parks, ball courts, and an outdoor dining or patio dining area.
- Sidewalk vending is prohibited in any City park or beach where the City has entered into an exclusive concessionaire's agreement for the sale of food or merchandise.
- Sidewalk vending is prohibited during times the park or beach is closed and in park, waterfront, and beach parking lots.
- Sidewalk vending is prohibited from the Cabrillo Boulevard intersection to the end of Stearns Wharf to address path of travel and pedestrian and vehicular conflicts.
- Stationary sidewalk vending is prohibited on the north side of Cabrillo Boulevard or within 4 feet of an entry or exit of a business fronting on a public street.
- Stationary sidewalk vending is permitted on the south side of Cabrillo Boulevard as long as the vending cart is located furthest from the street and a clear pedestrian path of travel of at least 8 feet is maintained along the sidewalk.
- All sidewalk vending activities in parks shall be conducted from a sidewalk or pedestrian pathway within the park in an area designated for sidewalk vending by the Parks and Recreation Director.

- Vending carts may not be placed or operated in a manner that impedes the flow of pedestrian traffic, including persons with disabilities using a mobility device, by reducing the path of travel on a sidewalk or pedestrian pathway to less than 5 feet.

*Operational Requirements Include:*

- Vendors must keep all waste generated by the preparation or service of food products or other products within cart, and stationary vendors must maintain a clean and trash-free vending location including a 10-foot radius.
- Vending carts or vending displays cannot exceed a length of 74 inches, a width of 34 inches, or a height of 80 inches.
- Attached umbrellas on vending carts cannot exceed 48 inches in diameter and can be no shorter than 80 inches.
- Stationary sidewalk vendors and roaming sidewalk vendors cannot operate in commercial zones between the hours of midnight and 6:00 a.m.
- Vending carts may not be stored in any zone on the sidewalk or other City property overnight and must be removed from the sidewalk after the hours of operation.
- Vending carts cannot be left unattended.
- Vending carts cannot be locked, chained, or otherwise secured to any pole, sign, tree, or other object in the public right-of-way.
- Sidewalk vendors cannot use or set up tables, chairs, or other structures on sidewalks. Stationary vendors may use a stool or chair for personal use.
- Sidewalk vendors that vend food items shall provide a trash receptacle for customers.
- A stationary sidewalk vendor that vends food shall operate within 200 feet travel distance of an approved and readily available toilet and handwashing facility.
- Carts must be self-contained, including power sources. Vendors cannot connect to or use a water or electrical source owned by the City or private party without authorization. Gas generators are prohibited.

*Penalties:* The proposed ordinance establishes administrative citation fines ranging from \$100 to \$500 for licensed vendors who violate the provisions of the ordinance. Criminal penalties for violation of sidewalk vending regulations are prohibited by state law.

The Ordinance Committee Agenda Report (Attachment 1) provides a summary of all the regulations minus those referenced above.

**BUDGET/FINANCIAL INFORMATION:**

No budget impact is expected.

**ATTACHMENTS:** 1. August 3, 2021 Ordinance Committee Agenda Report  
2. December 7, 2021 Ordinance Committee Agenda Report

**PREPARED BY:** Jason Harris, Economic Development Manager



**SUBMITTED BY:** Eli Isaacson, Community Development Director

**APPROVED BY:** Community Development Department



## **CITY OF SANTA BARBARA**

### **ORDINANCE COMMITTEE AGENDA REPORT**

**AGENDA DATE:** August 3, 2021

**TO:** Ordinance Committee

**FROM:** City Attorney's Office

**SUBJECT:** Sidewalk Vending Ordinance

#### **RECOMMENDATION:**

That Ordinance Committee consider a proposed Ordinance of the Council of the City of Santa Barbara Amending Title 9 of the Santa Barbara Municipal Code by the Addition of Chapter 9.49 to Regulate Sidewalk Vending in Accordance With State Law.

#### **EXECUTIVE SUMMARY:**

Santa Barbara Municipal Code (SBMC) § 9.48.010 generally prohibits all commercial use of City streets, sidewalks, pathways, and other public areas, subject to certain exceptions. In January 2019, Government Code Sections 51036–51039 went into effect preventing cities from prohibiting vendors from operating on public sidewalks or parks except in accordance with certain objective performance standards. The purpose of the proposed ordinance is to establish performance criteria for sidewalk vendors in the City consistent with state statute.

#### **DISCUSSION:**

##### **State Law- SB 946**

Currently, the City regulates street vendors under SBMC §9.48.010 (a general prohibition), § 15.16.010 (a general prohibition against vending in parks), and Chapter 5.32 (a tax permit requirement for door-to-door vendors). There are certain exceptions to this prohibition either created by ordinance (such as the exceptions contained within SBMC § 9.48.010 itself, the outdoor dining permit program established under SBMC Chapter 9.95, and the temporary authorization under the Emergency Economic Recovery Ordinance) or by operation of case law (such as the current limitation on the City's ability to prohibit vending from legally parked vehicles that the staff intends to remedy by an ordinance that will be brought forward in the near future).

On September 17, 2018, Senate Bill 946 was signed into law, which limits the oversight cities (charter cities included) have on sidewalk vendors and establishes statewide governance of vending in public parks and rights-of-way. Cities may adopt certain regulations so long as they are directly related to objective health, safety and welfare concerns. The law went into effect on January 1, 2019 and is codified under Government Code Sections 51036–51039.

The stated intent of the legislation is to create entrepreneurial and economic development opportunities for immigrant and low-income communities. The Legislature found that sidewalk vending increases access to desired goods, such as culturally significant food and merchandise; contributes to a safe and dynamic public space; and that the safety and welfare of the public is promoted by encouraging local authorities to support and properly regulate sidewalk vending and decriminalizing sidewalk vending.

State law also permits sidewalk vending in public parks unless there is a concession agreement that exclusively permits the sale of food or merchandise by the concessionaire. State law also allows park authorities to limit sidewalk vending in parks to ensure the public's use and enjoyment of natural resources and recreational opportunities or to prevent an undue concentration of commercial activity that unreasonably interferes with the scenic and natural character of the park.

Lastly, State law makes any violation of the proposed ordinance punishable only by an administrative fine and also requires a local authority to take into consideration the individual's ability-to-pay the fine, reducing the fine if the assessment warrants reduction.

While the passage of SB 946 restricted some aspects of the City's regulatory oversight, the City is still able to adopt time, place, and manner restrictions on vending on public property that are in response to objective health, safety, or welfare concerns. The proposed ordinance has been prepared to be consistent with state law.

### **Proposed Ordinance**

Sidewalk vendors include individuals who sell food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance, or from one's person, upon a public sidewalk or other pedestrian paths. In addition, sidewalk vendors may be one of two types: roaming or stationary. A roaming sidewalk vendor is a sidewalk vendor who moves from place to place and stops only to complete a transaction while a stationary sidewalk vendor is a sidewalk vendor who vends from a fixed location. Sidewalk vendors do not include an owner, employee, agent, or independent contractor of a business having an established storefront or other fixed business location within the City. The proposed ordinance regulates both stationary and roaming sidewalk vendors.

The proposed ordinance establishes business license, health permit, operational, and location requirements, as well as special requirements for parks and the State Street

Promenade area. For specific requirements, please refer to the proposed ordinance that is attached to this report, however, a summary of the requirements is provided below:

*City Approvals-*

- Sidewalk vendors must pay the applicable business tax under SBMC Chapter 5.04 and display a business tax receipt. However, no additional City permit or license is required.
- In issuing a business tax receipt, the Finance Department will accept a California driver's license or identification number, or an individual taxpayer number in lieu of a social security number.
- Sidewalk vendors who vend food must obtain and display a County Health Department Permit.

*Prohibited Items:*

- Alcoholic Beverages, tobacco products and electronic smoking devices, cannabis and cannabis products, weapons, pharmaceuticals, and other merchandise prohibited by law.

*Location regulations include:*

- Roaming sidewalk vendors are permitted in residential zones between the hours of 8 a.m. and one-half hour after sunset and must move continuously except when stopped to complete a sale. Stationary sidewalk vendors are prohibited in all residential zones.
- Sidewalk vending is prohibited within 500 feet of any elementary, middle, junior high, or high school during the hours of 7:30 a.m. to 4:00 p.m. on days that school is in session.
- Sidewalk vending is prohibited within 200 feet of the entrance to any library, city hall, police station, government administration building, a fire station, or a hospital.
- Sidewalk vending is prohibited in a location or manner where placement or operation endangers the safety of persons or creates a dangerous condition of property.
- Sidewalk vending is prohibited within 500 feet of a City-permitted special event.
- Sidewalk vending is prohibited within 5 feet of a bicycle rack and the area directly in front of a transparent window or within 4 feet of an entry or exit of a business.
- Vending is prohibited within 100 feet of playgrounds, recreational fields, skate parks, ball courts, and designated parking stalls.
- Sidewalk vending is prohibited in any City park or beach where the City has entered into an exclusive concessionaire's agreement for the sale of food or merchandise.
- All sidewalk vending activities in parks shall be conducted from a sidewalk or pedestrian pathway within the park in an area designated for sidewalk vending by the Parks and Recreation Director. A vending cart may not be placed or operated in a manner that impedes the flow of pedestrian traffic, including persons with

disabilities using a mobility device, by reducing the path of travel on a sidewalk or pedestrian pathway to less than 4 feet.

*Operational requirements include:*

- *Requires vendors to keep their vending area clean and litter-free, and the vending cart must have a container for disposal of waste generated from vending activity.*
- *Vending carts cannot exceed a length of 74 inches, a width of 34 inches, or a height of 80 inches.*
- *Vending carts cannot operate in commercial zones between the hours of midnight and 6:00 a.m.*
- *Vending carts may not be stored in any zone on the sidewalk or other City property overnight and must be removed from the sidewalk after the hours of operation.*
- *Vending carts cannot be left unattended.*
- *Vending carts cannot be locked, chained, or otherwise secured to any pole, sign, tree, or other object in the public right-of-way.*
- *Sidewalk vendors cannot use or set up tables, chairs, or other structures on sidewalks.*

*State Street Promenade* - Sidewalk vending is permitted within that portion of the State Street Promenade roadway that is authorized pursuant to guidelines issued by the City Administrator for outdoor dining or other commercial use.

*Penalties* - The proposed ordinance establishes administrative citation fines that range from \$100 to \$500 for licensed vendors who violate the provisions of the ordinance. Criminal penalties for violation of sidewalk vending regulations are prohibited by state law.

**ATTACHMENT:** Draft Sidewalk Vending Ordinance

**PREPARED BY:** Daniel S. Hentschke, Assistant City Attorney  
John S. Doimas, Assistant City Attorney

**SUBMITTED BY:** Ariel Calonne, City Attorney

**APPROVED BY:** City Administrator's Office



## **CITY OF SANTA BARBARA**

### **ORDINANCE COMMITTEE AGENDA REPORT**

**AGENDA DATE:** December 7, 2021

**TO:** Ordinance Committee

**FROM:** Community Development Department

**SUBJECT:** Sidewalk Vending Ordinance

#### **RECOMMENDATION:**

That the Ordinance Committee consider a proposed Ordinance of the Council of the City of Santa Barbara Amending Title 9 of the Santa Barbara Municipal Code by the Addition of Chapter 9.49 to Regulate Sidewalk Vending in Accordance with State Law.

#### **DISCUSSION:**

On August 3, 2021, staff presented a proposed sidewalk vending ordinance to the City Council Ordinance Committee (Ordinance Committee) for review and comment (Attachment 1). The Ordinance Committee members had a range of questions and comments for staff regarding how the proposed ordinance would regulate sidewalk vending. The Committee expressed concern about accommodating sidewalk vendors during Old Spanish Days and directed staff to seek additional community input.

Based on the Ordinance Committee's comments and feedback, the proposed sidewalk vending ordinance was updated (Attachment 2) to reflect the committee's feedback and input from several business organizations. Overall, the feedback was focused on protecting public access and path of travel on sidewalks, crosswalks, and other high volume pedestrian areas such as Stearns Wharf, portions of the waterfront, and Downtown State Street sidewalks. Also, a provision has been added allowing for sidewalk vending of *cascarónes* and other non-food items on State Street and on the sidewalk adjacent to the curb in downtown during the week of the Old Spanish Days Fiesta.

In addition, public messaging on the updated proposed ordinance and the Ordinance Committee's December 7, 2021, meeting was conducted via social media and the City's website. Outreach to sidewalk vendors was conducted by staff from various departments who distributed summary fact sheets, both in English and Spanish, of the proposed ordinance and a notice of the Ordinance Committee meeting.

Lastly, the Council-adopted Economic Development Plan includes an objective to address opportunities for the creation and operation of microenterprise businesses. The recommended adoption of the proposed sidewalk vending ordinance would address this economic development objective.

#### Updates to the Proposed Ordinance

##### *Location regulations:*

- Sidewalk vending is prohibited in park, waterfront, and beach parking lots.
- State Street Promenade – Sidewalk vending is prohibited on sidewalks in downtown State Street from Cabrillo Boulevard to Victoria Street with the exception of the week of Old Spanish Days.
- Stearns Wharf – Sidewalk vending is prohibited from the Cabrillo Boulevard intersection to the end of Stearns Wharf.
- Stationary sidewalk vending is permitted on the south side of Cabrillo Boulevard as long as the vending cart is located furthest from the street and a clear pedestrian path of travel of at least eight feet is maintained along the sidewalk. Stationary sidewalk vending is prohibited on the north side of Cabrillo Boulevard.

##### *Operational requirements include:*

- Attached umbrellas on vending carts cannot exceed 48 inches in diameter and can be no shorter than 80 inches.

**ATTACHMENT(S):** 1. August 3, 2021, Ordinance Committee Agenda Report  
2. Draft Sidewalk Vending Ordinance

**PREPARED BY:** Jason Harris, Economic Development Manager

**SUBMITTED BY:** Eli Isaacson, Community Development Director

**APPROVED BY:** Community Development Department

AN ORDINANCE OF THE COUNCIL OF THE  
CITY OF SANTA BARBARA AMENDING TITLE  
9 OF THE SANTA BARBARA MUNICIPAL  
CODE BY THE ADDITION OF CHAPTER 9.49  
TO REGULATE SIDEWALK VENDING IN  
ACCORDANCE WITH STATE LAW

THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS  
FOLLOWS:

SECTION 1. Title 9 of the Santa Barbara Municipal Code is amended by the  
addition of Chapter 9.49 as follows:

**Chapter 9.49**

**Sidewalk Vendors**

**9.49.010 Purpose.**

**9.49.020 Definitions.**

**9.49.030 Measurements.**

**9.49.040 Sidewalk Vending Authorized – Violations Prohibited.**

**9.49.050 Sidewalk Vending in Residential Zones.**

**9.49.060 Prohibited Merchandise.**

**9.49.070 Business License – Health Department Permit.**

**9.49.080 Operational Requirements.**

**9.49.090 Locational Requirements.**



**9.49.100 Sidewalk Vending in Parks and Beaches.**

**9.49.110 State Street Promenade.**

**9.49.120 Administrative Penalty.**

**9.49.130 Removal of Carts.**

**9.49.140 Exemptions.**

**9.49.010 Purpose.**

      This Chapter establishes regulations of sidewalk vending in accordance with California Government Code Sections 51036 – 51039.

**9.49.020 Definitions.**

      A. FOOD. Any type of edible substance or beverage intended for human consumption.

      B. HEALTH DEPARTMENT. The County of Santa Barbara Environmental Health Services.

      C. HEALTH DEPARTMENT PERMIT. All licenses, permits, certifications, and courses required and issued by the Health Department to vend food within the City.

      D. MERCHANDISE. Any item, good, or tangible personal property of any kind that is not food intended for human consumption.

      E. RESIDENTIAL ZONE. Areas designated on the Sectional Zoning Map of the City of Santa Barbara as: A-1 A-2, E-1, E-2, E-3, R-1, R-2, R-3, R-4, or S-H under

Title 28 of this Code; RS, R-2, R-M, R-MH under Title 30 of this Code; or within any overlay zone for mobilehome or residential planned unit or common interest development.

F. ROAMING SIDEWALK VENDOR. A sidewalk vendor who moves from place to place and stops only to complete a transaction, or as otherwise defined by Government Code Section 51036(b), as it may be amended.

G. SIDEWALK. The portion of a public street or highway, other than the roadway, set apart by curbs, barriers, markings or other delineation for pedestrian travel. Sidewalk excludes, public paseos, plazas, and other public pedestrian pathways that are not part of a public street or highway.

H. SIDEWALK VENDOR. A person who vends food or merchandise from a vending cart or from one's person upon a sidewalk. A sidewalk vendor does not include an owner, employee, agent, or independent contractor of a business having an established storefront or other fixed business location within the City.

I. STATIONARY SIDEWALK VENDOR. A sidewalk vendor who vends from a fixed location, or as otherwise defined by Government Code Section 51036(c), as it may be amended.

J. STATE STREET PROMENADE. The portions of State Street generally between Victoria Street and Haley Street closed to use by motor vehicles pursuant to City Council ordinance or resolution.

K. SUNSET. A time of day as determined by the National Weather Service.

L. VEND OR VENDING. To sell, offer for sale, expose or display for sale, solicit offers to sell, barter, or exchange anything of value, even if the transaction is characterized as a donation.

M. VENDING CART. A pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance used by a sidewalk vendor to sell food or merchandise.

**9.49.030 Measurements.**

Distance shall be measured along a sidewalk as the closes points between the items or places being measured. When a distance is being measured between a vending cart and the entrance to a location, the measurement will be made to the point where the pathway to the entrance intersects the sidewalk. When a distance is measured to a school or other building or facility, measurement shall be made to the exterior boundary of the grounds on which the school or other building or facility is located.

**9.49.040 Sidewalk Vending Authorized – Violations Prohibited.**

Notwithstanding Chapter 9.48 of this Code, sidewalk vendors may vend on sidewalks in the City in compliance with all the requirements of this Chapter. A sidewalk vendor who vends in the City in violation of this Chapter is subject to an administrative citation punishable by an administrative penalty pursuant to Section 9.49.110 only.

**9.49.050 Sidewalk Vending in Residential Zones.**

A. Stationary sidewalk vendors are prohibited in residential zones.

B. Roaming sidewalk vendors are permitted in residential zones between the hours of 8 a.m. and one-half hour after sunset. Roaming vendors must move continuously except when stopped to complete a sale. For purposes of this Section, “move continuously” means not staying in the same location for more than 5 minutes, except to complete a sale commenced during the initial 5 minutes.

**9.49.060 Prohibited Merchandise.**

Notwithstanding Section 9.49.040, sidewalk vending of the following merchandise is prohibited and punishable pursuant to Chapter 1.28 of this Code:

1. Alcoholic beverages;
2. Tobacco, tobacco products, or electronic smoking devices;
3. Cannabis or cannabis products;
4. Weapons, including knives, guns, or explosive devices;
5. Pharmaceuticals;
6. Any other merchandise prohibited by law from being vended from a vending cart.

**9.49.070 Business License – Health Department Permit.**

A. Sidewalk vendors are prohibited from vending without first paying the applicable business tax pursuant to Chapter 5.04 of this Code and obtaining and displaying a business tax receipt.

B. When accepting business tax payments and issuing a business tax receipt to a sidewalk vendor, the Finance Department shall accept either a California driver's license or identification number, or an individual taxpayer number in lieu of a social security number. The Finance Director will keep the information exempt from public inspection, confidential, and not disclosable except as required to administer the permit or licensure program or comply with a state law or state or federal court order as required by Government Code Section 51038(c)(4).

C. Before issuance or renewal of a business tax receipt, a sidewalk vendor must provide the following information to the Finance Department:

1. The name and current mailing address of the sidewalk vendor;
2. A description of the merchandise offered for sale or exchange;
3. A statement whether the vendor intends to operate as a stationary or a roaming vendor;
4. All other information required by Chapter 5.04 of this Code;
5. The vendor's California seller's permit number (California Department of Tax and Fee Administration sales tax number);
6. If the sidewalk vendor is an agent of an individual, company, partnership, or corporation, the name and business address of the principal;
7. A certification by the vendor that to his or her knowledge and belief, the information provided is true.

D. No sidewalk vendor may vend food anywhere within the City without first obtaining a Health Department Permit.

E. A copy of the business license certificate and, if applicable, the Health Department Permit, must be prominently displayed on each vending cart used by the licensed sidewalk vendor or carried by a sidewalk vendor when vending without a cart.

**9.49.080 Operational Requirements.**

A. Sidewalk vendors shall comply with each of the operational requirements in this Section.

B. Sidewalk vendors who vend food shall comply with the requirements of the Health Department Permit issued to the sidewalk vendor.

C. Vending carts shall not exceed a length of 74 inches, a width of 34 inches, or a height of 80 inches. A vending cart may have an attached umbrella with a diameter that does not exceed 48 inches and a height that does not exceed 94/less than 80 inches.

D. Stationary sidewalk vendors and roaming sidewalk vendors shall not operate in commercial zones between the hours of midnight and 6:00 a.m.

E. Vending carts shall not be stored overnight in any zone on the sidewalk or other City property and must be removed from the sidewalk or other City property after the hours of operation.

F. Vending carts shall not be left unattended.

G. Vending carts shall not be locked, chained, or otherwise secured to any pole, sign, tree, or other object in the public right-of-way.

H. Stationary sidewalk vendors shall maintain a clean and trash-free vending location including a 10-foot radius from the stationary cart. All waste generated by the preparation or service of food products or other products shall be maintained within cart until properly disposed of in a proper receptacle that is lawfully available for use of a stationary or roaming sidewalk vendor.

I. Sidewalk vendors that vend food items shall provide a trash receptacle for customers. The trash receptacle shall be large enough to accommodate customer trash. The trash receptacle may be attached to the vending cart or placed adjacent to it. The trash receptacle shall be regularly emptied and available for customer use. Sidewalk vendors shall dispose of all waste, including all waste generated from preparation or service of food or other products and customer trash, in a proper receptacle that is lawfully available for use of the vendor.

J. A stationary sidewalk vendor that vends food shall operate within 200 feet travel distance of an approved and readily available toilet and handwashing facility, as required by California Health & Safety Code Section 114315.

K. Freestanding signs are prohibited. A vending cart may have signs advertising the sidewalk vendor and the products vended attached to the cart.

L. Sidewalk vendors shall not use or set up tables, chairs, or other structures, provided however, that a stationary vendor may use a stool or chair for personal use.

M. Carts shall be self-contained, including any power sources. Sidewalk vendors shall not connect to or use a water or an electricity source owned by the City or a private party without authorization from the City or the private party. Gas powered generators are prohibited.

N. Sidewalk vendors shall comply with all laws regulating noise and must not create a noise nuisance.

O. Sidewalk vendors shall comply with all applicable rules, regulations and requirements promulgated by the City, including but not limited to, park regulations and regulations related to the State Street Promenade.

**9.49.090 Locational Requirements.**

A. Sidewalk vendors shall comply with each of the locational requirements in this Section.

B. Sidewalk vending is prohibited within 500 feet of any elementary, middle, junior high, or high school during the hours of 7:30 a.m. to 4:00 p.m. on days that school is in session.

C. A roaming sidewalk vendor shall not stop to make a sale in a manner that impedes the flow of pedestrian traffic, including persons with disabilities using a mobility device, by reducing the path of travel on a sidewalk to less than 45 feet, or that blocks entrance to a driveway.

D. Sidewalk vending is prohibited within 500 feet of a City-permitted special event. Permitted special events include certified farmers' markets, the Santa Barbara Arts



and Crafts Show, parades, and other events conducted pursuant to a special event permit or other authorization issued by the City. This prohibition does not apply to a sidewalk vendor who has been authorized to participate as a vendor in the Santa Barbara Arts and Craft Show pursuant to Chapter 15.08. This prohibition does not apply to a sidewalk vendor who has been authorized to vend at a special event by the organizer of the event.

E. A stationary sidewalk vendor shall not place a vending cart or vend, and a roaming sidewalk vendor shall not *stop to* vend, in any of the following locations:

1. Within 5 feet of a marked crosswalk;
2. Within 5 feet of an unmarked crosswalk at the intersection of two streets;
3. Within 5 feet of any fire hydrant;
4. Within 5 feet ahead and 45 feet to the rear of a sign designating a bus stop;
5. Within 10 feet of a driveway or driveway apron;
6. Within 100 feet of an outdoor dining or patio dining area;
7. Within 18 inches from the edge of the curb;
8. Within the roadway of any street or highway;
9. On a sidewalk having a slope greater than 5 percent;
10. In a location or manner where placement or operation endangers the safety of persons or creates a dangerous condition of property;

11. Within 200 feet of the entrance to any library, city hall, police station, government administration building, a fire station, or a hospital;

12. Within 10 feet of the entrance to any business, during the hours that any business is open to the public;

13. Within 10 feet of a bicycle rack;

14. Within a City Class 1 off-street bicycle or multi-use path;

15. Within the approach to or on a vehicular, bike or pedestrian bridge.

F. Stationary sidewalk vendors shall not occupy the area directly in front of a transparent window or within 4 feet of an entry or exit of a business fronting on a public street.

G. In order to limit obstructions caused by a congregation of customers during periods of operations, and to clearly delineate responsibilities in operation, stationary sidewalk vendors shall not locate and roaming sidewalk vendors shall not vend closer than 50 feet from another sidewalk vendor.

H. Stationary sidewalk vendors are prohibited on the north side of Cabrillo Boulevard. Stationary sidewalk vendors are permitted on the sidewalk on the south side of Cabrillo Boulevard provided that the vending cart is located on the portion of the sidewalk furthest from the street and that a clear pedestrian path of travel of at least 8 feet is maintained along the sidewalk, except in areas where sidewalk vending is prohibited by subdivision D of this Section or by subdivision C of Section 9.49.100.

**9.49.100 Sidewalk Vending in Parks and Beaches.**

A. Sidewalk vending is prohibited in City parks or beach, except when conducted in compliance with Subsection D, below.

B. Stationary sidewalk vending is prohibited in any City park or beach where the City has entered into an exclusive concessionaire's agreement for the sale of food or merchandise in that City park, and signs have been posted at each entrance notifying sidewalk vendors.

C. Sidewalk vending is prohibited on Stearns Wharf and the sidewalks between the intersection of State Street and Cabrillo Boulevard and the entry to Stearns Wharf.

D. Sidewalk vendors shall comply with each of the following vending requirements:

1. Sidewalk vending shall not be conducted during times the park or beach is closed;

2. All sidewalk vending activities in parks shall be conducted from a sidewalk or pedestrian pathway within the park in an area designated for sidewalk vending by the Parks and Recreation Director. A vending cart may not be placed or operated in a manner that impedes the flow of pedestrian traffic, including persons with disabilities using a mobility device, by reducing the path of travel on a sidewalk or pedestrian pathway to less than 4 feet;

3. Sidewalk vending is prohibited within 100 feet of playgrounds, recreational fields, skate parks, ball courts, and designated parking stalls;

4. Sidewalk vending is prohibited in areas set aside for special events or reserved use during the time period authorized for the special event or reserved use;

5. Sidewalk vending is prohibited in park, waterfront, and beach, parking lots.

E. The Parks and Recreation Director may adopt additional rules and requirements consistent with this Section and Government Code Section 51038(b)(2)(B) for conduct of sidewalk vending within parks. The additional rules will be effective upon publication of the rules in English and in Spanish.

**9.49.110 State Street Promenade.**

A. Sidewalk vending is permitted within that portion of the State Street Promenade roadway that is available for outdoor dining or other commercial activity under guidelines issued by the City Administrator and subject to all other requirements of this Chapter. Sidewalk vending is prohibited on the sidewalks within the State Street Promenade.

B. Notwithstanding Subsection A, sidewalk vending is prohibited entirely on the 500 block of State Street.

C. In addition to vending authorized by subdivision A of this section, persons may vend cascarones (confetti filled eggs), and other non-food items from vending carts, tables, temporary stands placed within the roadway or on the sidewalk adjacent to the

curb of the State Street Promenade provided that an 8 foot pedestrian path of travel along the sidewalk is maintained at all times. Use of the sidewalk authorized by this subdivision is limited to the week of the Old Spanish Days Fiesta.

**9.49.120 Administrative Penalty.**

- A. A violation of this Chapter is punishable only by the following:
1. An administrative fine not exceeding \$100 for a first violation;
  2. An administrative fine not exceeding \$200 for a second violation within one year of the first violation;
  3. An administrative fine not exceeding \$500 for each additional violation within one year of the first violation.
- B. Administrative citations may be issued by any city employee designated by the City Administrator as responsible for enforcement of this Chapter.
- C. Administrative citations and business license revocation issued pursuant to this Section may be appealed according to the provisions of Sections 1.25.080 – 1.25.130 of this Code. For purposes of this appeal, the employee issuing the citation will be deemed to be the Director as that term is used in Sections 1.25.080 – 1.25.130.
- D. In reviewing an appeal, the Hearing Administrator shall take into consideration the person's ability to pay the fine. The citation must include notice of the right to appeal, including the right to request an ability-to-pay determination and shall make available information regarding how to file an appeal. A person may request an ability-to-pay determination at adjudication or while the judgment remains unpaid,

including when a case is delinquent or has been referred to a comprehensive collection program.

E. If a person meets the criteria described in Government Code Section 68632 (a) or (b), the City will accept, in full satisfaction, 20 percent of the administrative fine imposed pursuant to Subsection A of this Section.

**9.49.130 Removal of Carts.**

A. The placement of a vending cart on a sidewalk in violation of the provisions of this Chapter is a public nuisance. A City employee authorized to enforce this Chapter may direct a sidewalk vendor to remove a cart placed in violation of this Chapter. If the sidewalk vendor refuses to remove the cart, or if the cart has been left unattended overnight, the City may impound the cart and its contents.

B. Impounded carts will be stored at a location designated by the City Administrator and may be retrieved by the sidewalk vendor during normal City business hours beginning on the day following impoundment. The City Administrator is directed to provide reasonable notice to sidewalk vendors, which notice may be by posting in a prominent location on the City's Internet website or by written notice distributed to sidewalk vendors in connection with the issuance or renewal of a business license. A vending cart will be released to a sidewalk vendor upon proper identification of the cart, execution by the vendor of a statement under penalty of perjury declaring ownership of the cart, and payment of an impound fee in an amount set by City Council resolution not to exceed the reasonable cost to impound and store the cart.

C. Carts not retrieved within 30 days following the date of impound will be deemed abandoned property and may be may be sold or destroyed by the City. Perishable food items may be discarded immediately.

**9.49.140 Exemptions.**

This Chapter does not apply to:

A. Traveling salespersons, commercial travelers or the like who exclusively or primarily sell to, or solicit orders for future delivery from local retailers, local businesses, local governments, local schools or local wholesale firms.

B. The occasional sales of goods and services, including admission to local events, by local school students to a function of their school; or fund raising sales by service clubs or groups such as Elks, Kiwanis, Lions, Boy Scouts or Girl Scouts.

C. Peddlers operating pursuant to a permit issued under Chapter 5.32 of this Code.

D. Solicitation of charitable or political contributions that do not involve the exchange of any merchandise or food in exchange for the donation. Such activity may be subject to Chapter 5.06 of this Code.



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 8, 2022

**TO:** Mayor and Councilmembers

**FROM:** Planning Division, Community Development Department

**SUBJECT:** Initiation Of Specific Plan And General Plan Amendment, And Community Benefit Designation For 3237 State Street

**RECOMMENDATION:** That Council:

- A. Initiate a Specific Plan to replace the existing RS-7.5/USS zoning designation to allow the community health clinic and other uses;
- B. Initiate a General Plan Amendment to change the land use designation from Parks and Open Space to Office/Medium Density Residential (12 dwelling units per acre); and
- C. Designate the community health clinic project as a Community Benefit Project.

### EXECUTIVE SUMMARY:

The federally owned property at 3237 State Street (APN 051-112-019), previously an Army Reserve Center, is in the process of being transferred from the Indian Health Service (IHS)<sup>1</sup> to American Indian Health and Services (AIHS), a local non-profit organization, for use as a community health clinic. In order for the proposed ownership transfer to be completed and the community health clinic to be allowed, the Zoning and General Plan designations on the property must be changed. Therefore, AIHS requests that City Council initiate a Specific Plan to replace the existing RS-7.5/USS (Residential Single Unit, 7,500 square-foot minimum lot size/Upper State Street Area Overlay) zoning designation to allow the community health clinic and other uses, and a General Plan Amendment to change the land use designation from Parks and Open Space to Office/Low Density Residential (five dwelling units per acre). Staff, however, recommends a designation of Medium Density Residential (12 dwelling units per acre).

---

<sup>1</sup> IHS is an agency within the U.S. Department of Health and Human Services



AIHS also requests that the proposal for the community health clinic be designated a Community Benefit Project in order to receive an allocation of square footage under the City's Nonresidential Growth Management Program (GMP). See Attachment 1 – Applicant Letter.

The initiation request was presented to City Council on February 9, 2021. After much discussion, City Council postponed the initiation and requested that the project be reviewed by the Planning Commission before returning to Council. Council expressed interest in the Planning Commission providing comments on the allowed uses in the Specific Plan and requested that the applicant provide conceptual plans for the Planning Commission to review, since no plans were presented to Council. Council also requested that the applicant subsequently return to Council with information on the projected costs of implementing the proposed project and the ability of AIHS to fund the project.

Planning Commission reviewed the proposal on November 11, 2021 and were in general support of the proposed Specific Plan uses, the proposed General Plan land use designation, and the proposed plans, and recommended that City Council initiate the Specific Plan and General Plan Amendment. See Attachment 2 – Planning Commission Minutes, and Attachment 3 – Planning Commission Staff Report.

The updated applicant letter includes the Specific Plan and project plans that were reviewed by the Planning Commission, as well as the new financial information requested by Council.

Approval of the initiation will allow the applicant to submit a Planning Application, and the designation of the project as a Community Benefit project will allow the project to request additional square footage. At this stage in the process, it does not commit City Council to the language of the Specific Plan nor the land use designation change for the General Plan Amendment.

## **DISCUSSION:**

### Project Description

The project consists of a new community health clinic for American Indian Health and Services (AIHS) on a 2.57-acre site located at the southeast corner of State Street and Las Positas Road. The proposal includes renovation of the existing buildings, including demolition of 512 square feet and the addition of 4,012 square feet of nonresidential floor area, resulting in a total of 21,486 square feet. The existing parking lot would be restriped to accommodate 115 parking spaces. Landscaping and public improvements would also be installed. The existing main building is considered a historic resource; therefore, exterior changes require approval by the Historic Landmarks Commission.

## Background

### *Land Transfer between City and Federal Government*

The City acquired the land now known as MacKenzie Park from the federal government in 1956. At about the same time, the Army Reserve Center was established. Subsequently, the City and the federal government negotiated two 99-year lease agreements to reconcile the respective uses and site improvements not aligning with property boundaries. A 0.3-acre portion of the federally owned property is leased to the City for public right-of-way purposes along State Street and for use as part of MacKenzie Park. In exchange, the City provides a lease to the federal government of approximately 0.3 acres of land from MacKenzie Park. When the lease agreements were approved by City Council, it was the intention that the leased portions of land would be transferred to the respective agencies. Eventually, this land transfer was authorized by City Council, and subsequently approved by a vote of City residents in 2013 (as required by Section 520 of the City Charter pertaining to the transfer of public park land). The land transfer is currently in the last stages of completion. The land transfer will result in the project site increasing to approximately 2.57 acres in size. The land transfer exhibit is provided in the attached Planning Commission staff report.

### *Process for Disposal of Federally Owned Property*

When disposing of federally owned property, there is a specific process mandated by federal law. When a federal agency no longer needs a property to carry out its program responsibilities, it reports this property as “excess,” and a Notice of Availability is prepared by the General Services Administration (GSA). The purpose of the notice is to determine whether there is any further federal government need for the property and starts a 30-day timeline for agencies to submit letters of interest. If another federal agency identifies a need for that property, it can be transferred to that agency. (For the subject project, see next section on page 4.)

If no other agency within the federal government responds to the notice, the property is determined “surplus” and may be made available for other uses through public benefit conveyances (PBC), including homeless use, negotiated sales, or public sales based on GSA's determination of the property's highest and best use.

As soon as it is declared surplus, GSA coordinates with the U. S. Department of Housing and Urban Development (HUD) to determine if a property is suitable and/or available for use to assist the homeless, and it must first consider transferring the property as a homeless conveyance before any other public benefit conveyance can be considered. A PBC allows the federal government to lease or transfer title of surplus property to qualified entities for public uses at a substantial discount (up to 100 percent of fair market value). The intent of a PBC is to support uses that benefit the community as a whole.

GSA's Office of Real Property Utilization and Disposal notifies state and local agencies of the availability of any surplus federal real property that they may be eligible to acquire under certain laws. Sales of surplus property to public agencies may be negotiated at fair market value without restrictions on use. A public agency or institution has 30 days from the date on the notice to advise the regional office of interest in the property. The regional office reviews the formal application with other federal agencies with an interest in the property's disposition. If the application is approved, the conveyance is completed.

If state and local governments or other eligible non-profits do not wish to acquire the property, GSA can dispose of surplus property via a competitive sale to the public, generally through a sealed bid or auction. An exhibit showing the process is provided in the attached Planning Commission staff report.

#### *Pending Land Purchase by American Indian Health and Services*

The project site was declared excess property by the federal government, and a Notice of Availability of Excess Real Property was issued on May 12, 2017. Indian Health Service (IHS), the principal federal health care provider and health advocate for American Indian and Alaska Native people, responded to the notice. IHS purchased the property from the U. S. Department of Defense and it was transferred to them in January 2021.

AIHS is a designated Urban Indian Health Program and IHS is allowed, through federal statute, to transfer the property to an Urban Indian Health Program. AIHS is in the process of purchasing the property at fair market value (thus reimbursing IHS for their payment). AIHS has recently made the required down payment to IHS.

AIHS is currently leasing space at 4141 State Street and would move to the subject property to create a permanent clinic. AIHS would renovate the existing buildings as previously described.

The federal government is not required to adhere to local land use designations or development standards; however, because the property will ultimately be sold to AIHS, and will no longer be controlled by a federal government agency, the proposed use of the site must comply with local Zoning and General Plan designations. Therefore, the proposal includes requests for a Specific Plan and a change to the General Plan designation, explained further below.

Based on the process outlined in the section above regarding disposal of federally owned property, once a federal agency expresses an interest in the property, the land is no longer available for other uses. Therefore, the City is not able to enter into any negotiations with the federal government for use of the property.

AIHS has been renting space in the community since 1994 and is looking forward to the stability of property ownership. In the event that circumstances change, and AIHS is not

able to maintain ownership of the property, the property could be sold with future uses subject to the approved Specific Plan.

### *First City Council Review*

Following review by the City's Pre-Application Review Team (PRT) in July 2020, City Council held a public hearing to initiate the Specific Plan and General Plan Amendment for the project site. After much discussion, City Council postponed initiation of the Specific Plan and General Plan Amendment and referred the project to the Planning Commission. Council expressed interest in the Planning Commission providing comments on the allowed uses in the Specific Plan. Council requested that the applicant provide conceptual plans for the Planning Commission to review, since no plans were presented to Council. Council had concerns regarding what would happen if the plan for AIHS was not successful, and requested that financial information be presented when it returned to Council. Council also indicated that the City has for many years been interested in acquiring this property. Council requested that the Planning Commission provide a recommendation to City Council regarding the Specific Plan and General Plan Amendment.

### Specific Plan

The subject property, zoned RS-7.5/USS (Residential Single Unit, 7,500-square-foot-minimum lot size/Upper State Street Area Overlay), allows for single-unit residential development (one unit per lot), as well as other types of residential uses. If subdivided under existing zoning, the size of the lot would allow up to 15 units, or a maximum density of 5 units per acre<sup>2</sup>. Other public and semi-public uses and limited commercial uses can be permitted with issuance of a Conditional Use Permit. A community health clinic, as proposed by AIHS, is not an allowed use under current zoning, nor is it allowed with a Conditional Use Permit.

In order to accommodate the proposed community health clinic, staff recommended a Specific Plan be prepared rather than simply changing the zoning designation of the property to O-M (Office Medical) to allow the clinic, as well as medical and dental offices. The purpose of the Specific Plan is to further restrict the allowed uses (i.e., allow some O-M uses but not all), and to allow other uses that provide a clear public benefit (e.g., affordable housing) in the event the AIHS clinic is no longer in operation. Staging for emergency services, if needed by a public agency, would also be allowed at any time.

A Specific Plan is intended to replace the base zone of the property (i.e., RS-7.5/USS), and the use regulations and development standards contained in the Specific Plan take precedence over the Zoning Ordinance, where applicable. The required findings that the Planning Commission and City Council must make in order to adopt a Specific Plan are as follows:

---

<sup>2</sup> Please note that the parcel could only be subdivided if the General Plan designation were changed from the current Parks and Open Space designation.

1. The Specific Plan implements and is consistent with the General Plan; and
2. The proposed development will be superior to development otherwise allowed under conventional zoning.

The proposed Specific Plan includes the following allowed uses:

- any nonresidential use allowed in the O-M (Office Medical) zone;
- any residential use allowed in the O-M (Office Medical) zone provided all units are restricted to very-low-, low-, or moderate-income housing; and
- staging for emergency services by a public agency.

The first version of the proposed Specific Plan reviewed by City Council also specified public facility uses and park and recreation facility uses. These two items are not specified in the current version (reviewed by the Planning Commission) because these uses are allowed in the O-M zone with a Conditional Use Permit, and therefore would also be allowed under the Specific Plan (as currently proposed) with a Conditional Use Permit.

During early review of the project, staff stated that public improvements along both State Street and Las Positas Road would be required as conditions of approval for the Specific Plan and General Plan Amendment, with implementation required prior to Certificate of Occupancy for the health clinic. Staff has more recently determined that the requirement for public improvements should be delineated in the Specific Plan because there may be circumstances where public improvements would not have typically been required. The timing of the public improvements would be based on the building permit type and would be determined by the Community Development and Public Works Departments at the time of building permit application submittal.

Planning Commission comments on the Specific Plan are discussed below.

#### General Plan Amendment

The subject property is currently designated as Parks and Open Space in the General Plan. This land use allows for public and private parks, and recreational facilities. A community health clinic, as proposed by AIHS, is not allowed under this designation.

The applicant has requested a General Plan Amendment to change the land use designation from Parks and Open Space to Office/Low Density Residential (five dwelling units per acre). Absent this proposal by the applicant, staff would not propose a General Plan land use change for this site. In previous meetings with the applicant team, staff encouraged the applicant to propose a land use designation that would narrow the allowed uses to the proposed clinic use and other uses that provide a broad community benefit, including affordable housing and public uses.

Staff recommends a designation of Medium Density Residential (12 dwelling units per acre) rather than the proposed Low Density Residential (five dwelling units per acre).

Other land use designations in the vicinity include Commercial/Medium High Residential (15–27 dwelling units per acre) and Office/Medium High Residential (15–27 dwelling units per acre). Low Density Residential occurs to the south of the project site in the Samarkand single-family residential neighborhood and north of the site (beyond the Commercial/Medium High Residential designation fronting State Street) in the San Roque neighborhood. There are no Office/Low Density Residential (five dwelling units per acre) designations in the City. Furthermore, a single-unit residential subdivision at this location with 7,500-square-foot-minimum lot sizes would be out of character with surrounding development at this major street intersection. Combined with the Specific Plan restriction to affordable housing, staff believes that the Medium Density designation would provide appropriate public benefit.

Planning Commission comments on the General Plan Amendment are discussed below.

#### Community Benefit Designation

The conceptual plans for the community health clinic include an increase in nonresidential floor area. A total of 512 square feet would be demolished and 4,012 square feet would be added, for a net increase of 3,500 square feet. Due to the location of the project site in the Upper State Development Area, with respect to the City's Nonresidential Growth Management Program, the project would qualify for an allocation of 1,000 square feet from the Minor Addition category, but none from the Small Addition category.

The remaining 2,500 square feet could be allocated from the Community Benefit category if the project is designated a Community Benefit Project by City Council. Community Benefit projects must qualify as a Community Priority, Economic Development, or New Vehicle Sales project. A Community Priority project is described as having a broad public benefit, not principally operated for private profit, and necessary to meet a present or projected need directly related to public health, safety or general welfare (e.g., museums, childcare facilities, health clinics).

The proposed use is a health clinic. Therefore, staff recommends that City Council designate this project as a Community Benefit Project, as it qualifies as a Community Priority project. As a result, the project would be able to seek the necessary square footage for the project (i.e., 2,500 square feet) with Development Plan approval by the Planning Commission. Designation as a Community Benefit Project enables staff to accept a Development Plan application for processing, but does not commit the Council, or any City agency, board or commission to approval of the project or its design.

#### Planning Commission Review

On November 11, 2021, the Planning Commission reviewed and commented on the Specific Plan and General Plan Amendment. In the Planning Commission staff report four specific questions were asked of the Commissioners:

- Are the uses proposed in the Specific Plan appropriate? Shall uses be added or removed?
- Is the proposed General Plan land use designation appropriate?
- Do you have comments on the proposed project plans?
- Can you provide a recommendation to the City Council for the initiation of the Specific Plan and General Plan Amendment, as presented, or as revised during the course of the Planning Commission hearing?

The Planning Commission staff report includes the list of allowed uses in the O-M Zone (see Exhibit E of the report). In regard to the Specific Plan uses, some Commissioners were not in support of including mobilehome park, permanent recreational vehicle parks, and banks and financial institutions uses; one Commissioner could be more flexible on allowing banks and financial institutions; and one Commissioner supports restricting the allowed uses to park and recreational facilities, public facilities, and medical and dental clinics. All Commissioners were in support of the proposed medical clinic, staging for emergency services, and 100% affordable residential uses. One Commissioner wanted to also include community care facilities for elderly care and hospices, daycare centers, supportive and transitional housing, and college and trade schools.

In regard to whether the General Plan land use designation should be changed from Parks and Open Space to Office/Medium Density Residential (12 dwelling units per acre) or Low Density (5 units per acre), four of the five Commissioners preferred the medium high density over the low density requested by the applicant.

The Commission provided unanimous support for the proposed project plans and a unanimous recommendation to City Council for initiation of the Specific Plan and General Plan Amendment.

Please note that the applicant did not revise the draft Specific Plan after the Planning Commission hearing. The Planning Commission's majority recommendation and individual comments are being provided to the Council for your consideration.

#### Project Cost and Funding Analysis

The applicant has estimated the costs for the project, including public improvements, to be \$16,188,040. Sources of project funding are anticipated to consist of:

- 1) Property Deposit (\$1,088,000 or 6.7%);
- 2) Cash on Hand (\$4,352,000 or 26.9%);
- 3) Federal Funding - Urban Indian Health funds, stimulus funding, increases to contracted patient reimbursement (\$3,800,000 or 23.5%);
- 4) Capital Campaign and/or Future Federal Funding (\$2,000,000 or 12.4%); and
- 5) Financing - traditional bank financing, based on AIHS historic revenue generation of approximately \$50,000 per month (\$4,948,040 or 30.6%).

AIHS concludes that they have the ability to successfully fund the proposed project.

### Conclusion

The main purpose of the initiation of the Specific Plan and General Plan Amendment is to allow the applicant to submit a Planning Application, and the designation of the project as a Community Benefit project will allow the project to request additional square footage for development of the site. It does not commit City Council to the language of the Specific Plan nor the land use designation change for the General Plan Amendment; however, it does provide some certainty to the applicant that the overall proposal could be approved. Input from City Council on the Specific Plan language and the General Plan Amendment designation will be helpful to staff and the applicant as the project moves forward through the application review process. There will be opportunities for further public input and revisions to both the Specific Plan and General Plan Amendment with both requiring a recommendation from the Planning Commission and final approval and adoption by the City Council.

### **NEXT STEPS:**

If the Specific Plan and General Plan amendment are initiated by Council, and the project is designated as a Community Benefit Project, the following additional steps would be required in order for the proposed project to be approved:

- Applicant to submit a Planning Application for the Development Plan, Specific Plan, and General Plan Amendment.
- Historic Landmarks Commission hearing to review the conceptual design and accept the Historic Structures/Sites Report.
- Planning Commission hearing to approve the Development Plan and make a recommendation to the City Council to adopt the Specific Plan and General Plan Amendment.
- City Council hearing to approve the proposed Specific Plan and General Plan Amendment.
- Historic Landmarks Commission hearing(s) to grant Project Design and Final Approvals.

**ATTACHMENTS:**

1. Applicant's Letter Dated December 17, 2021
2. Planning Commission Minutes Dated November 11, 2021
3. Planning Commission Staff Report Dated November 11, 2021

**PREPARED BY:** Kathleen Kennedy, Project Planner

**SUBMITTED BY:** Eli Isaacson, Community Development Director

**APPROVED BY:** City Administrator's Office





December 17, 2021

Beth A. Collins  
Attorney at Law  
805.882.1419 tel  
805.965.4333 fax  
bcollins@bhfs.com

Santa Barbara City Council  
630 Garden Street  
Santa Barbara, CA 93101

Via Email to [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov)

RE: Request for Initiation of General Plan Amendment & Community Health Center Specific Plan and  
Community Benefit Project – Priority Project Designation  
3237 State Street (Former U.S. Armory Property)

Dear Mayor Rowse and Honorable Councilmembers:

On behalf of our client, American Indian Health & Services (AIHS), we submit this follow up to our letter dated January 18, 2021 requesting initiation of a General Plan amendment and a Specific Plan for the former United States Army Reserve property located at 3237 State Street (property). In addition to the prior request, AIHS is also requesting that Council designate the proposed project as a Community Benefit Project pursuant to the City's Nonresidential Growth Management Program and allocate 2,500 square feet of nonresidential floor area to the project from the Nonresidential Growth Management Program's Community Benefit Category to allow for a small future addition to the existing development.

On February 9, 2021, your Council reviewed the initiation request and forwarded the proposal to the Planning Commission for conceptual review, directing it then to return to the Council for further consideration along with additional information on AIHS's ability to fund the project.

To provide additional detail on potential improvements that could be authorized by the Specific Plan and aid in evaluating the cost of improvements, following the February 9, 2021 City Council hearing, AIHS engaged a design team including RRM Design Group and Tynan Group to prepare conceptual plans. The design team engaged AIHS staff, including health care providers and administrators, in evaluating current and anticipated operational and space needs of the organization. RRM then prepared a conceptual site plan, floor plan, and renderings to depict the potential future improvements.

On November 11, 2021, the Planning Commission reviewed the proposal and conceptual plans and made a unanimous recommendation that the City Council initiate the General Plan amendment and Specific Plan.

This letter provides additional background on the property, the proposal, and the requested information on estimated cost and AIHS's anticipated funding sources for buildout of the project.

23492731.5

### Property Background

This unique property in the center of the City, with direct access to public transit, commercial services, and recreational amenities, has been underutilized since the federal government discontinued its use of the property as an armory in 2009.

The U.S. Department of Defense (DOD) designated the 3237 State Street property as excess property through the excess property disposal process and transferred it to the Indian Health Service (IHS) in January 2021.<sup>1</sup> IHS has agreed to sell the property to AIHS for use as a clinic serving the citizens of Santa Barbara, in particular Native Americans and Native Alaskans as well as non-Native medically underserved populations.<sup>2</sup> In the interim, while the property remains in federal ownership, AIHS has federal authorization to operate all or a portion of its clinic on the property. Several steps are currently in process to complete the transfer, including this request for a General Plan amendment and Specific Plan to align the land use and zoning with the federally authorized health clinic use.

Currently the zoning of the property is Residential (RS-7.5/USS) and the General Plan designation is Parks and Open Space. These designations were placed on the property by the City, without any approval or review by the federal government. Since the property is federally owned, the designations have not impacted the actual use of the property, which had been for an armory for decades, until recently when it was abandoned.

In preparation for the property leaving federal ownership, pursuant to Sec. 30.235.040 of the City's Municipal Code, AIHS is requesting an amendment to the General Plan land use designation to Office/Low Density Residential and replacement of the existing Residential zoning with a Specific Plan that would facilitate use of the property by AIHS for a community health clinic.

### AIHS Background

AIHS is an Urban Indian Health Program that provides medical, dental, pediatric, and behavioral health services to both the American Indian/Alaska Native and non-Native medically underserved populations in Santa Barbara and Ventura Counties. AIHS is a dually recognized Federally Qualified Healthcare Center (FQHC) in good standing with both the Health Resources & Services Administration (HRSA) and the Indian Health Service (IHS).<sup>3</sup> AIHS plays a vital role in fulfilling the federal government's obligation to provide free or low-cost healthcare to American Indian/Alaska Natives, regardless of tribe. The clinic was founded in 1994 as a private 501(c)(3) and is governed by an independent board of directors. AIHS is one of 41 such organizations nationwide, designated as an Urban Indian Health Program (UIHP).

AIHS works in partnership with other local health care providers including Santa Barbara Neighborhood Clinics, Santa Ynez Tribal Health Clinic, Sansum Clinic, Cottage Hospital, and Santa Barbara County Public Health to meet the health care needs of some of the most vulnerable members of our community. The organization is an active participant in the Santa Barbara County Disaster Healthcare Partners Coalition. AIHS provides care using the patient-centered medical home model which works to build

---

<sup>1</sup> The disposal of federal real estate is administered by the U.S. General Services Administration. A summary of the disposal process is provided at <https://www.gsa.gov/real-estate/real-estate-services/real-property-utilization-disposal/the-disposal-process>.

<sup>2</sup> IHS paid DOD market value for the property and will be reimbursed by AIHS when AIHS takes ownership of the property

<sup>3</sup> HRSA and IHS are both agencies of the U.S. Department of Health and Human Services. As a FQHC, AIHS receives funds from these agencies to provide primary care services in underserved populations, and in the case of IHS, specifically to American Indians and Alaska Natives.

relationships between patients and their entire clinical care team. In 2014, AIHS was the first health care provider in the county, and the first Indian health care provider in the country, to earn patient-centered medical home recognition from the National Committee for Quality Assurance (NCQA).<sup>4</sup>

In 2018, AIHS had over 34,000 patient visits serving over 7,000 individual patients. AIHS had similar numbers in 2019. Currently, over 80 percent of patients visiting the clinic are at 200 percent of the Federal Poverty Guideline or below. In 2018, American Indians and Alaska Natives made up approximately 10 percent of AIHS's total patient population. Seven percent of all patients were uninsured, five percent homeless, and 30 percent were Spanish-speaking only. Approximately 95 Nations, Rancherias, Tribes, and/or Bands are represented in the AIHS patient population. Eighteen percent of daily patient visits are either scheduled same day or made available same day to avoid emergency room visits.

The clinic has experienced expansive growth over the past 10 years. And now with the COVID-19 pandemic, AIHS is providing critical healthcare services to the community under ever increasing regulatory pressures. For almost 30 years, AIHS has been serving healthcare needs in our community in a patchwork of offices located at 4141 State Street (in the El Mercado Plaza) under short-term leases, some of which have or are about to expire. Purchasing this centrally located property provides better access for its clients and room to streamline its services to better serve community needs. Additionally, permanent ownership of this community health center provides long term stability, ensuring AIHS will be supporting Central Coast communities for years to come.

#### Proposed General Plan Amendment & Specific Plan

AIHS is requesting initiation of a General Plan land use designation change to Office/Low Density Residential and consideration of a Specific Plan to precisely regulate allowed uses of the 3237 State Street property. The Office/Low Density Residential land designation is characterized by office and medical office uses. It also permits five dwelling units per acre, consistent with the existing residential zoning for the property.

The proposed Community Health Center Specific Plan would allow medical office and limited auxiliary uses allowed in the Office Medical (O-M) Zone and would also require that any residential development within the plan area be sold or rented to very low, low, and/or moderate income households.<sup>5</sup> In addition, the proposed Specific Plan would allow staging for emergency services by a public agency. The property would continue to be subject to the Upper State Street (USS) Area overlay and Upper State Street Design Guidelines.

All of these proposed uses provide clear public benefits. A medical clinic at this Upper State Street location with direct access to public transit and nearby commercial and recreational uses supports critical health care needs of the community. In recognition of the value of the centralized location of the property within the city, in the event of an emergency, the proposal allows for a staging site for emergency services. The proposed requirements for residential use ensure that any future residential development on the property will directly address the community's critical need for affordable housing at a location close to services and transit. It should be noted however, that any residential development on the site would be constrained by

---

<sup>4</sup> Santa Barbara Neighborhood Clinics and the Franklin and Carpinteria Health Care Centers, operated by Santa Barbara County Public Health, have since also earned this NCQA recognition.

<sup>5</sup> AIHS does not have any plans for developing residential uses on the property and does not propose any change to the current residential density to avoid conflicting with the Housing Crisis Act of 2019 (SB 330). If a residential use was proposed at a future date, it would be eligible for local and state density bonuses and other incentives available to affordable housing developments.



the requirement to preserve the existing structures on the site which are eligible for listing as historic structures as further discussed below.

#### Existing Development & Historic Resources

Existing structures on the property include a 15,411 square foot (sf) T-shaped main building fronting on State Street on the west side of the property and a 2,575 sf garage building on the east side of the site. Both of the structures have been identified as eligible for listing on the National Register of Historic Places (NRHP), the California Register of Historic Resources, and potentially for designation as a City Structure of Merit (with city concurrence pending).

The transfer of the property out of federal ownership is subject to review under the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA). As required by Section 106, IHS has initiated consultation with the State Office of Historic Preservation (SHPO) and the City of Santa Barbara (Nicole Hernandez, Urban Historian). This consultation process will result in the preparation of a legally binding Memorandum of Agreement (MOA) which will include stipulations to ensure the long-term preservation of the property's historical significance and integrity. The MOA will include a requirement that any rehabilitation or improvements to the property be in conformance with the U.S. Department of the Interior, National Park Service Secretary of the Interior's Standards for the Treatment of Historic Properties. We anticipate these requirements will also be recorded as deed covenants on the property prior to transfer to AIHS.

#### Conceptual Plan for Proposed Improvements

To provide additional detail on potential improvements that could be authorized by the Specific Plan and aid in evaluating the cost of these improvements, AIHS engaged a design team including RRM Design Group and Tynan Group to prepare conceptual plans. The design team engaged AIHS staff, including health care providers and administrators, in evaluating current and anticipated operational and space needs of the organization. RRM then prepared a conceptual site plan, floor plan, and renderings to depict the potential future improvements.

These plans are conceptual and while they are intended to take into account the historic nature of the property, they have not yet been fully evaluated by the SHPO and the City for conformance with Secretary of the Interior's Standards. We expect aspects of the design will change as a result of that review. As stated above, any physical changes to the exterior of the structures or the site would be subject to the above-described MOA as well as design review by City Historic Landmarks Commission.

Highlights of the conceptual plans include the following:

- In evaluating space needs, it became clear that the existing floor area of the structures on the property is not enough to comfortably accommodate all of AIHS's operations.<sup>6</sup> For example, currently doctors and dentists share very cramped cubicle and office spaces in a configuration that is not ideal to serve patient needs or our healthcare providers. The updated modern facility is designed to address such circumstances. Thus, the conceptual plans include a proposed 4,012 sf addition to the existing main building. With demolition of 512 sf of the existing structure (an ammunition vault located at the interior of the property), this addition would result in 3,500 sf of net new floor area. AIHS is requesting a Community Benefit Project designation as a Community

---

<sup>6</sup> AIHS currently leases commercial space totaling approximately 15,300 sf plus additional storage space.

Priority Project under the City's Non-Residential Growth Management Program to allow this additional floor area as further discussed below.

- The conceptual plans depict public improvements including a new bus shelter and improved public sidewalks and landscaping. All improvements would be consistent with the City's Pedestrian Master Plan and Upper State Street Design Guidelines.
- Site improvements would include removal of the existing chain link/razor wire fence and installation of landscaping with native plantings that reflect Native American cultural heritage as well as stormwater improvements consistent with the City's Storm Water Management Program, and other applicable regulations.

#### Project Cost and Funding Analysis

At the February 9, 2021 hearing, Council requested additional information on the projected costs of implementing the proposed project and AIHS's ability to fund the improvements. In consultation with RRM Design Group and Tynan Group, we prepared the attached Project Cost and Funding Analysis, which provides a detailed description of estimated costs and funding sources.

The project costs were arrived at using a conservative approach, considering construction and development costs for recently completed projects in Santa Barbara, an assessment of the existing conditions of the building and infrastructure on the property, and staff pre-application review comments relating to potential offsite improvements. The estimated project cost, including a contingency for unanticipated factors, is \$16,188,040.

AIHS has recognized the need and been planning for a permanent campus for many years. It has several sources of revenue that set the foundation funding this project including:

- Existing funds allocated for this purpose and purchase deposit already paid to IHS (33.6% of total cost);
- Secured federal funding including but not limited to Urban Indian Health funds and stimulus funding (23.5% of total cost);
- Anticipated funding from federal sources and/or capital campaign (12.4% of total cost); and
- Traditional bank financing (30.6% of total cost).

AIHS is well-positioned to fund the proposed project while continuing to serve the Santa Barbara community.

#### Community Benefit Project Designation

Applications for nonresidential development projects are regulated by the City's Nonresidential Growth Management Program, SBMC §30.170, such that new nonresidential floor area must be allocated from one or more of the floor area categories allowed by the program.

The original structure on the site was constructed in 1956 and the most recent addition was completed in 1982, predating the Growth Management Program. As such, the property is eligible for 1,000 square feet

from the Minor Addition category.<sup>7</sup> AIHS proposes to remove 512 square feet of existing floor area which, per the Program, may be credited toward new floor area. Therefore, for the proposed 4,012 square foot addition, AIHS is requesting an allocation of 2,500 square feet from the Community Priority floor area category.<sup>8</sup>

The Growth Management Program provides that a Community Benefit Project is a project which has been designated by the City Council as satisfying one or more of the following categories is a Community Benefit Project:

1. Community Priority Project
2. Economic Development Project
3. New Vehicle Sales Project

The Community Health Center project meets the requirements as a Community Priority Project, which is defined as a project that has a broad public benefit and is necessary to meet a present or projected need directly related to public health, safety, or general welfare as defined in SBMC §30.170.020.

AIHS is an Urban Indian Health Program that provides medical, dental, pediatric, and behavioral health services to both the American Indian/Alaska Native and non-Native medically underserved populations in Santa Barbara and Ventura Counties. Like Santa Barbara Neighborhood Clinics' Westside Clinic, which the City Council designated a Community Priority Project in March 2020, AIHS serves a critical and growing need for health care services using a patient-centered medical home model. A modern health care facility at a central location in the City has broad public benefit to our entire community.

AIHS looks forward to continuing to work with the City to plan for the use of and improvements to this unique property to ensure it provides long term benefits to the Santa Barbara community.

Sincerely,



Beth A. Collins

Enclosures:      Proposed Specific Plan  
                         Conceptual Plan Set  
                         Project Cost and Funding Analysis

---

<sup>7</sup> Per SBMC § 30.170.020, Minor Addition Floor Area is the first 1,000 square feet of new nonresidential floor area, over the amount of nonresidential floor area that existed on the lot as of December 6, 1989.

<sup>8</sup> 1,000 sf Minor Addition + 512 sf credit + 2,500 sf Community Priority floor area = 4,012 sf new nonresidential floor area.

**DRAFT – FOR CITY COUNCIL INITIATION**

**February 8, 2022**

**Chapter 30.XXX**

**COMMUNITY HEALTH CENTER  
SPECIFIC PLAN (SP11-CHC) ZONE**

**Sections:**

- 30.XXX.010 Purpose.**
- 30.XXX.020 Applicability.**
- 30.XXX.030 Land Use Regulations.**
- 30.XXX.040 Development Standards.**
- 30.XXX.050 Design Review Required.**

**30.XXX.010 Purpose.**

It is the purpose of the Community Health Center Specific Plan to establish an overlay zone allowing a community health clinic in close proximity to public transit and existing commercial and recreational uses.

**30.XXX.020 Applicability.**

The regulations of this chapter apply within the SP11-CHC Zone depicted in Figure 30.XXX, Community Health Center Specific Plan Area, at the end of this chapter and shown on the Official Zoning Map.

**30.XXX.030 Land Use Regulations.**

The following uses are permitted in the SP11-CHC Zone:

1. Any non-residential use permitted in the O-M Zone subject to the permit requirements, restrictions, and limitations applicable in the O-M Zone.
2. Any residential use permitted in the O-M Zone, provided however that all residential units must be sold or rented to very low, low, and/or moderate income households according to the procedures specified in the City's Affordable Housing Policies and Procedures.
3. Staging for emergency services by a public agency.

**30.XXX.040 Development Standards.**

A. All development standards applicable in the O-M Zone shall apply.

B. A public works permit for public improvements along both State Street and Las Positas Road shall be required along with any required building permit, as determined by the Community Development and Public Works Departments.

**30.XXX.050 Design Review Required.**

Existing development on site includes historic resources; therefore all development shall be subject to review and approval by the Historic Landmarks Commission pursuant to SBMC 30.220.020.

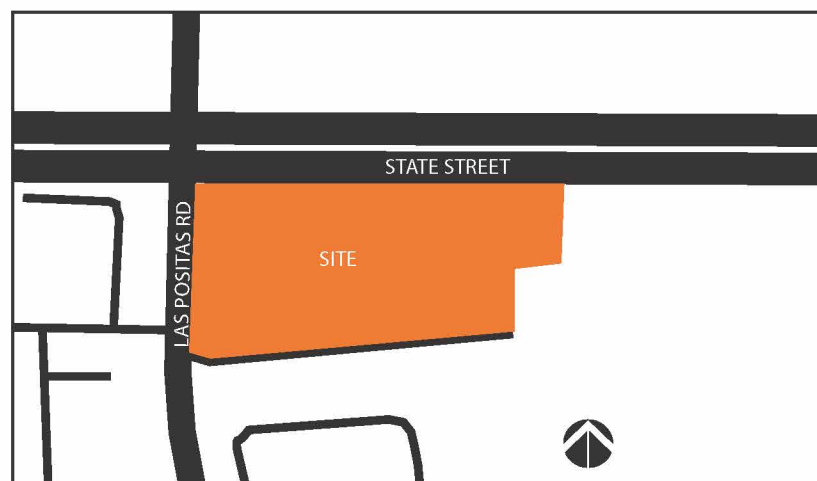
**Figure 30.XXX:**  
**Community Health Center Specific Plan (SP11-CHC)**







## VICINITY MAP



## PROJECT DATA

**3227 STATE STREET, SANTA BARBARA CA**

**CURRENT ZONING:** RS-7.5

**GENERAL PLAN DESIGNATION:** PARKS & OPEN SPACE

**PROPOSED ZONING:** SPECIFIC PLAN

**GENERAL PLAN DESIGNATION:** OFFICE/ LOW DENSITY

**LOT AREA:** 111,899 SF (2.57 AC)

PARKING REQUIRED: 86 SPACES (1/250 SF)

PARKING PROPOSED: 115 SPACES

## EXISTING BUILDING AREA:

MAIN BUILDING: (10,185+5,226) 15,411 SF

GARAGE BUILDING: 2,575 SF

TOTAL EXIST. BUILDING AREA: 17,986 SF

## PROPOSED BUILDING AREA:

AREA TO BE REMOVED: -512 SF

PROPOSED ADDITION: 4012 SF

NET NEW BUILDING AREA: 3,500 SF

TOTAL BUILDING AREA PROPOSED: 21,486 SF (21%)

## PROPOSED DEVELOPMENT:

BUILDING FOOTPRINT: 21,486 SF (19%)

PAVED AREA: 61,325 SF (55%)

LANDSCAPED AREA: 29,088 SF (26%)



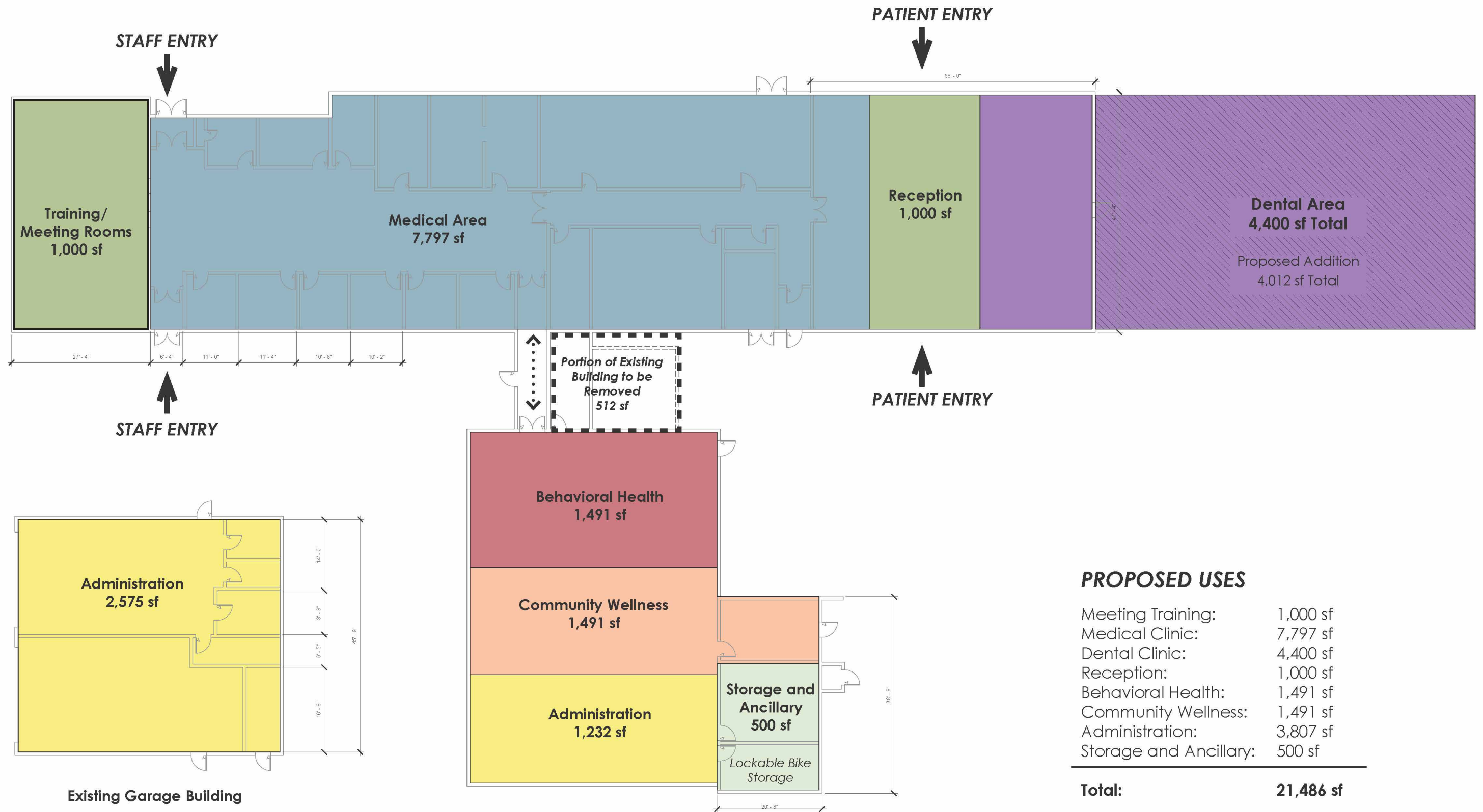


- ### LEGEND
- 1. PRIMARY ENTRANCE TO RECEPTION AND PATIENT INTAKE
  - 2. SECONDARY ENTRANCE FOR STAFF AND PUBLIC VISITORS
  - 3. LANDSCAPED COURTYARD WITH OUTDOOR WAITING AREAS AND CULTURALLY RESONANT NATIVE LANDSCAPING
  - 4. HEALING GARDEN WITH MEDICINAL HERBS AND ORGANIC VEGETABLES AND FRUIT
  - 5. SCREENED OUTDOOR PATIO AND BREAK AREA FOR CLINIC STAFF
  - 6. VEHICLE ENTRANCE WITH RIGHT TURN IN AND RIGHT TURN OUT ONLY
  - 7. LOADING ZONE
  - 8. IMPROVED PUBLIC RIGHT OF WAY WITH PUBLIC SIDEWALK AND LANDSCAPING
  - 9. LANDSCAPING TO REFLECT INDIAN CULTURAL HERITAGE WITH NATIVE PLANTINGS
  - 10. PHOTO VOLTAIC PANELS ON ROOF AND SOLAR CARPORTS
  - 11. STORM WATER MANAGEMENT
  - 12. PROPOSED NEW BUS SHELTER

# Site Plan

11  
Stormwater will be managed on site utilizing the existing on site drainage infrastructure with the addition of new stormwater quality facilities to meet the Requirements of the City of Santa Barbara's Storm Water Management Program. Facilities may include but are not limited to bio-retention, rain gardens and underground infiltration.

















## Project Cost and Funding Analysis

**Methodology:** The project costs listed below have been arrived at using a conservative approach. Factors considered include construction and development costs for recently completed projects in Santa Barbara, an assessment of the existing condition of the buildings and infrastructure of the subject property and staff Pre-Application Review comments relating to potential offsite improvements. A project contingency has been included to anticipate future unknowns as the project progresses through the design and permitting process.

### Project Costs

<b>Medical Wing; Behavioral Health, Community Wellness &amp; Administration</b>	<b>\$3,334,800</b>
---	--------------------

Renovation of the existing buildings: Plumbing, electrical, lighting, flooring, painting, and ADA improvements

<b>Dental Wing</b>	<b>\$1,733,600</b>
--------------------	--------------------

New addition: Foundation, framing, roof, electrical, lighting, flooring, painting, rooftop solar panels and ADA improvements

<b>Site Work</b>	<b>\$2,555,000</b>
------------------	--------------------

Underground utilities, parking lot surfacing, storm water treatment, ADA improvements, public right-of-way improvements (sidewalk, plantings curb and gutter, covered public bus stop, landscape, carport solar panels, pathways, and patios)

<b>Development Costs</b>	<b>\$1,490,000</b>
--------------------------	--------------------

Design and engineering, traffic studies, survey, special testing & inspections, permitting and fees

<b>Land Cost</b>	<b>\$5,440,200</b>
------------------	--------------------

Acquisition of the property, building, and associated infrastructure

<b>Project Contingency</b>	<b>\$1,634,440</b>
----------------------------	--------------------

Contingency anticipates potential future changes through the design process as well as unforeseen conditions during construction activities.

<b>Total Project Cost</b>	<b>\$16,188,040</b>
---------------------------	---------------------



## Project Funding

Property Deposit	\$1,088,000
Cash on Hand	\$4,352,000
Federal Funding	\$3,800,000
Capital Campaign and/or Future Funding	\$2,000,000
Financing	\$4,948,040
Total Project Funding	\$16,188,040

## Funding Overview

For years, the AIHS Board and Executive Team have recognized the need for a permanent campus in the community and planned for a capital campaign, not only to generate project revenues, but to allow for community engagement and investment in this critical community asset. There are several sources of revenue that set the foundation for this project:

- Existing Allocated Revenues – Available “cash-on-hand” as designated for this purpose.
- Federal funding – Federal support for this project includes Urban Indian Health funds for construction and property acquisition, stimulus funding through September 2024, and increases to contracted per patient reimbursement.
- Future Funding – Given AIHS’ beneficial partnership with the Federal Government, there are ongoing opportunities for as yet secured funding that the organization continues to apply for. Any revenues derived from these efforts will offset the needs for a capital campaign.
- Financing – AIHS’ historic ability to provide ongoing revenues for leased property over the past decades (~\$50,000 per month on average) affords the ability to fund a significant portion of this project through traditional bank financing.





# City of Santa Barbara

## PLANNING COMMISSION

### MINUTES

### NOVEMBER 11, 2021

1:00 P.M.

This Meeting was Conducted Electronically  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### COMMISSION MEMBERS:

Deborah L. Schwartz, Chair  
Gabriel Escobedo, Vice Chair  
Roxana Bonderson  
Jay D. Higgins  
Sheila Lodge  
Barrett Reed  
Lesley Wiscomb

#### STAFF:

Tava Ostrenger, Assistant City Attorney  
Allison DeBusk, Senior Planner  
Gillian Fennessy, Commission Secretary

#### C. ACTUAL TIME: 3:20 P.M.

#### 3237 STATE STREET

**ZONE: RS-7.5/USS (RESIDENTIAL SINGLE UNIT, 7,500 SQUARE-FOOT MINIMUM LOT SIZE/UPPER STATE STREET AREA OVERLAY), LAND USE DESIGNATION: PARKS AND OPEN SPACE, APN: PORTIONS OF 051-112-019 AND -018, PLN2020-00493, APPLICANT / OWNER: BETH A. COLLINS, BROWNSTEIN HYATT FARBER SCHRECK / FEDERAL GOVERNMENT (PENDING - AMERICAN INDIAN HEALTH AND SERVICES)**

**This is a concept review hearing.** The project consists of a new community health clinic for American Indian Health and Services (AIHS), a local non-profit organization, on a 2.57-acre site located at the southeast corner of State Street and Las Positas Road. The proposal includes renovation of the existing buildings, new landscaping, and public improvements. The project includes a request to be designated as a Community Benefit Project, a proposed Specific Plan to allow the clinic use, and a General Plan Amendment to change the land use designation from Parks and Open Space to Office/Low Density Residential (5 dwelling units per acre).

**RECUSALS:** To avoid any actual or perceived conflict of interest, Commissioner Higgins recused himself from hearing this item due to his residence being located less than 500 feet from the subject parcel.

Kathleen Kennedy, Project Planner, gave the Staff presentation.

Patsy Price, Project Manager, Brownstein Hyatt Farber Schreck, LLP; Scott Black, CEO, AIHS; and Detlev Peikert, Architect, RRM Design Group gave the Applicant presentation, joined by Beth Collins, Attorney, Brownstein Hyatt Farber Schreck, LLP to answer questions.

Public comment opened at 3:56 p.m., and the following individuals spoke:



1. Bradley Hope
2. Jonathan Gartner
3. Alice Huang
4. Clara Bell

Public comment closed at 4:15 p.m.

Written correspondence from Sara Cunningham; Van Do-Reynoso, Santa Barbara County Public Health Director; Kurt Ransohoff, MD, CEO and CMO Sansum Clinic; Roderick Robles; David Selberg, CEO, Hospice of Santa Barbara, Inc.; Virginia Hedrick, Executive Director, California Consortium for Urban Indian Health; and Alice Huang, Chief Dental Officer, AIHS was acknowledged.

Commissioner comments:

Commissioner Lodge:

- Believes that the uses proposed in the Specific Plan are appropriate and cannot think of any to be added or removed.
- Would support the medium high housing density which would allow up to 27 units per acre.
- The General Plan land use designation is appropriate.
- The project plans are utilizing the existing building and adding on to it to provide dental services and believes that it is very appropriate to the uses of the clinic and will be even more so when added on to it.
- There is plenty of parking.
- The proposed gardens get rid of some of the pavement which is good.
- Would like to proceed with Specific Plan, believes it is a Community Benefit Project, and recommends that Council move forward with the requested clinic.

Commissioner Wiscomb:

- The Specific Plan should include the medical offices with the medium high residential and 100% affordable.
- The Specific Plan should include the public agency for emergency services and the public improvements on State Street and Las Positas.
- There are uses in the OM Zone that she is not in favor of, including the mobilehome park, permanent recreational vehicle parks, and banks and financial institutions.
- Would like Staff to check if mobile home parks and solar energy systems can be removed from the OM Zone uses.
- The proposed General Plan land use designation is appropriate.
- Understands that the plans are concept and thinks that they are really great.
- Appreciates the 21% landscaping and the healing/wellness gardens associated with the plans.
- Can provide a recommendation to Council for the initiation of the Specific Plan and General Plan Amendment with her suggestions of the medical offices, public agency for emergency services, medium high housing and 100% affordable, and public improvements to State and Las Positas.

Commissioner Bonderson:

- Agrees with Commissioner Wiscomb on every point she made.

- Not as firm with regard to allowing bank or financial institution use and would be more flexible on whether to include that use.
- In support of maximizing the designation of density for residential; not to force the current applicant to use the housing option, but to have that opportunity available in the future.
- Would love to see the entire project be mixed-use where the current design proposed would be on the first floor and housing could be on the second or third floor.
- Supports the presented project design in terms of both the architecture and landscape.
- Interested in seeing how this project might come to life having such a beautiful landscape area on the corner and outdoor uses for the property.
- Commends the applicant for thinking about the use of their parking lot area and having outdoor services due to the COVID-19 events.
- In agreement with Commissioner Wiscomb on the topics of Specific Plan, General Plan, and Initiation.
- Would like to make sure that the recommendation to Council is clear.

Commissioner Reed:

- Generally supports the clinic use.
- Would like to keep the overarching uses as close to parks and open space as possible in order to be respectful of the lower density in the area and being adjacent to a public park.
- Recommends the low density residential.
- Supports restricting allowed uses to park and recreation facilities, public facilities, and medical and dental clinics.
- Supports including the public improvement recommendation.
- Supports the project plans.
- Supports the General Plan land use designation.
- Could make the recommendation to Council with his suggestions.

Vice Chair Escobedo:

- The proposed uses are appropriate and he supports the medical offices and staging for emergency services.
- Would like to see a higher density, specifically medium high.
- Would like the following uses to be included in the specific plan: community care facilities for elderly care and hospices, daycare centers, supportive and transitional housing, and college and trade schools.
- Supports the proposed General Plan land use designation.
- Excited about the project design.
- In support of Commissioner Wiscomb's comments.
- Supports the healing garden, the additional landscaping, and common areas for patients to wait.
- Supports the bus shelter because it is a welcome improvement.
- In favor of the public improvements on Las Positas and State Street.
- Can support the initiation of a Specific Plan and General Plan amendment.



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** November 4, 2021  
**AGENDA DATE:** November 11, 2021  
**PROJECT ADDRESS:** 3237 State Street (PLN2020-00493)

**TO:** Planning Commission  
**FROM:** Planning Division  
Allison De Busk, Senior Planner *ALD*  
Kathleen Kennedy, Project Planner, *KAK*  
Email: [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov)

### **I. PROJECT DESCRIPTION**

**This is a concept review hearing.** The project consists of a new community health clinic for American Indian Health and Services, a local non-profit organization, on a 2.57-acre site located at the southeast corner of State Street and Las Positas Road. The proposal includes the renovation of the existing buildings, including the demolition of 512 square feet and the addition of 4,012 square feet of nonresidential floor area, resulting in a total of 21,486 square feet. The existing parking lot would be restriped to accommodate 115 parking spaces. Landscaping and public improvements would also be installed. See Exhibit A – Project Plans.

The project includes a request to be designated as a Community Benefit Project for the new nonresidential floor area. The project also includes a proposed Specific Plan to allow the clinic and a General Plan Amendment to change the land use designation from Parks and Open Space to Office/Low Density Residential (5 du/ac) because the existing zoning and land use designations do not allow a clinic. See Exhibit B – Applicant's Letter.

Owned by the federal government, the project site was previously used as an Army Reserve Center, armory, and hospital. The buildings have been vacant since 2009.

### **II. CONCEPT REVIEW**

The purpose of the concept review hearing is to allow the Planning Commission and the public an opportunity to review the proposed project and for the Planning Commission to provide a recommendation to the City Council regarding the proposed Specific Plan and General Plan Amendment.

**The project is being presented to the Planning Commission for concept review and comments only. No appealable decisions will be made at this meeting.**



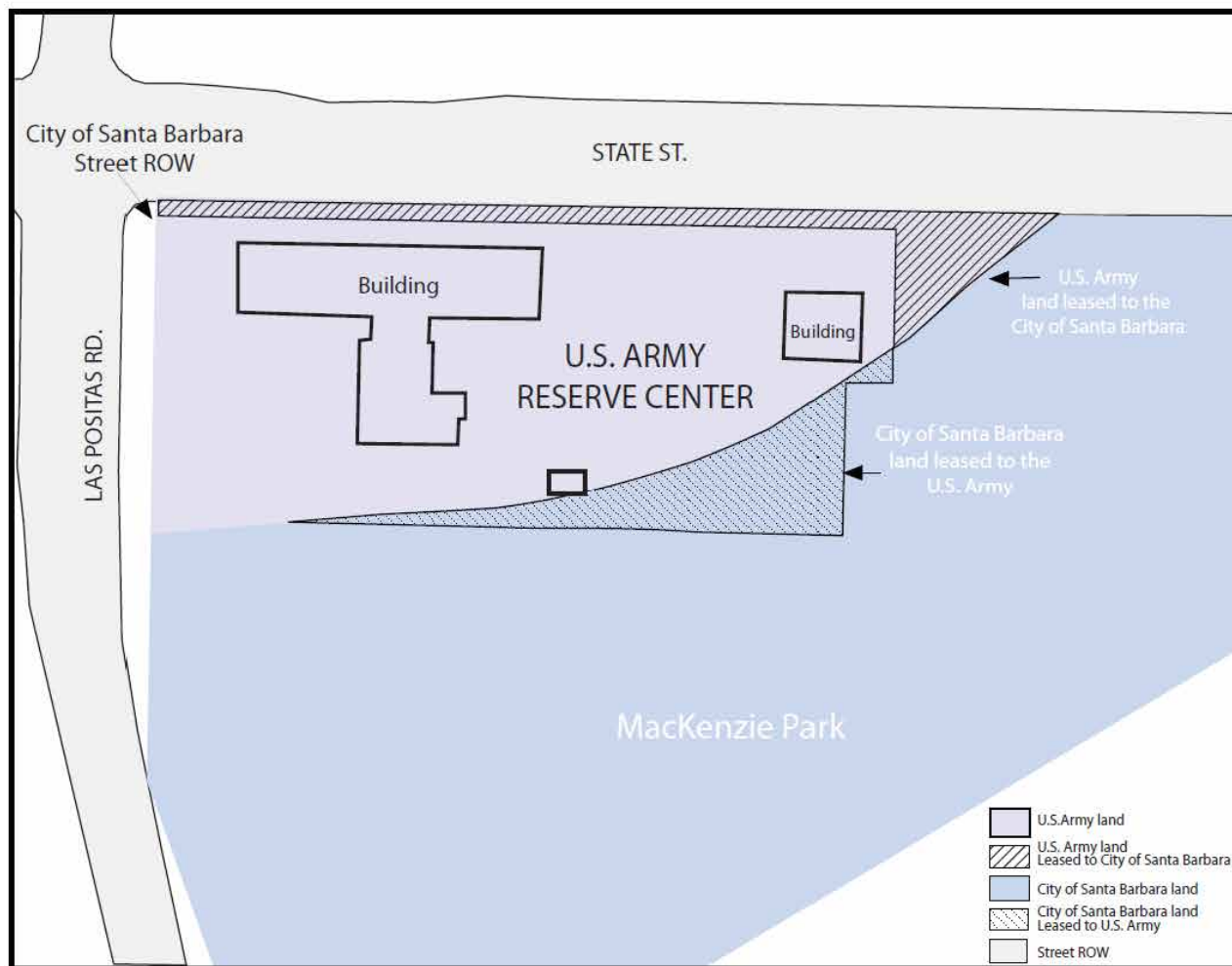


Aerial View of 3237 State Street

### **III. BACKGROUND**

#### **A. Land Transfer Between City and Federal Government**

The City acquired the land now known as MacKenzie Park from the federal government in 1956. At about the same time, the Army Reserve Center was established. Subsequently, the City and the federal government negotiated two 99-year lease agreements. A 0.3-acre portion of the federally-owned property is leased to the City for public right-of-way purposes along State Street and for use as part of MacKenzie Park. In exchange, the City provides a lease to the federal government of approximately 0.3 acres of land from MacKenzie Park. When the lease agreements were approved by the City Council, it was the intention that the leased portions of land would be transferred to the respective agencies. Eventually, this land transfer was authorized by the City Council, and subsequently approved by a vote of City residents in 2013 (as required by Section 520 of the City Charter pertaining to the transfer of public park land). The land transfer is currently in the last stages of completion. The land transfer will result in the project site increasing to approximately 2.57 acres in size. Please see land transfer exhibit below.



Land Transfer Exhibit

### **B. Process for Disposal of Federally-Owned Property**

When disposing of federally-owned property, there is a specific process mandated by federal law. When a federal agency no longer needs a property to carry out its program responsibilities, it reports this property as “excess” and a Notice of Availability is prepared by the General Services Administration (GSA). The purpose of the notice is to determine whether there is any further federal government need for the property and starts a 30-day timeline for agencies to submit letters of interest. If another federal agency identifies a need for that property, it can be transferred to that agency. (For the subject project, see Section C below.)

If no other agency within the federal government responds to the notice, the property is determined “surplus” and may be made available for other uses through public benefit conveyances (PBC), including homeless use, negotiated sales, or public sales based on GSA's determination of the property's highest and best use. A PBC allows the federal government to lease or transfer title of surplus property to qualified entities for public uses at a substantial discount (up to 100% of fair market value). The intent of a PBC is to support uses that benefit the community as a whole.

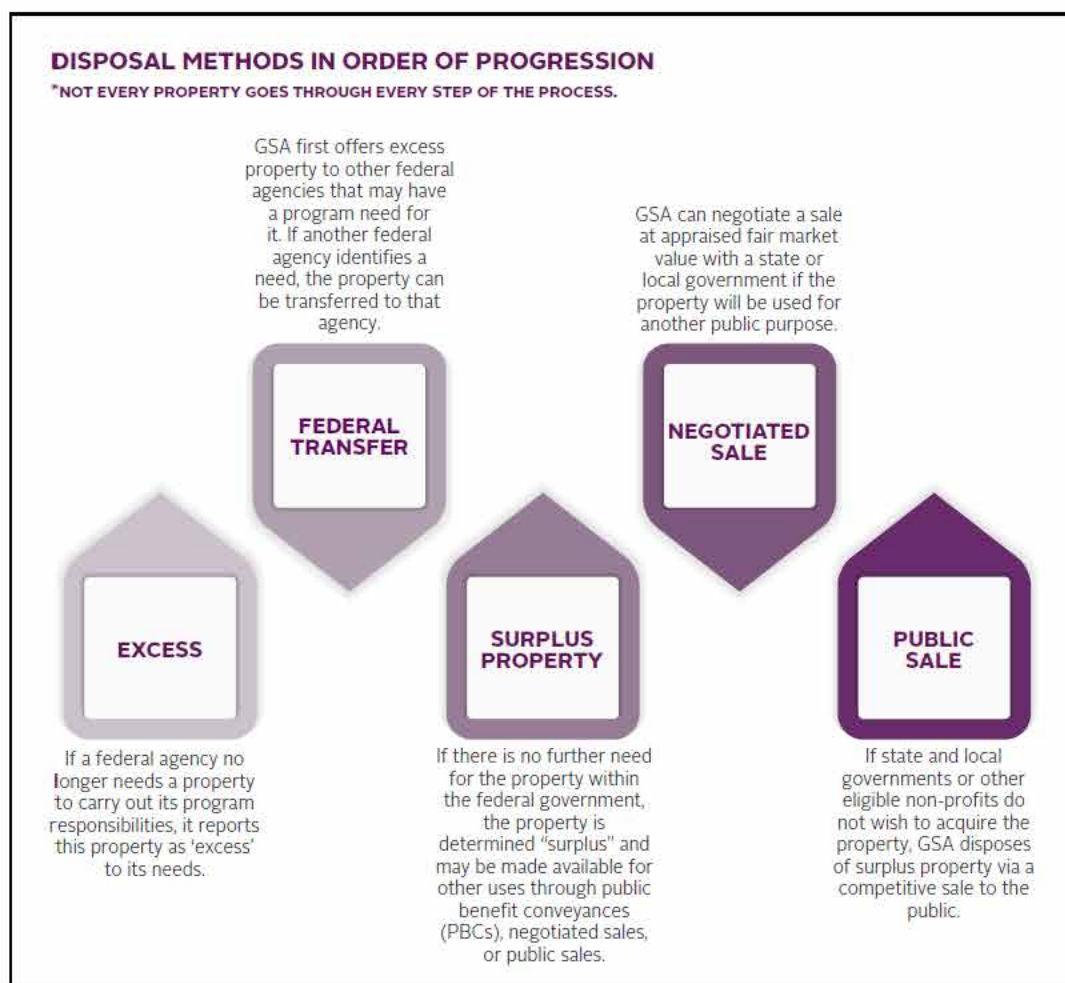


If a property is suitable for homeless use, according to the Department of Housing and Urban Development, it must first consider transferring the property as a homeless conveyance before any other public benefit conveyance can be considered.

GSA's Office of Real Property Utilization and Disposal notifies state and local agencies of the availability of any surplus federal real property that they may be eligible to acquire under certain laws. Sales of surplus property to public agencies may be negotiated at fair market value without restrictions on use. A public agency or institution has 30 days from the date on the notice to advise the regional office of interest in the property. The regional office reviews the formal application with other federal agencies with an interest in the property's disposition. If the application is approved, the conveyance is completed.

If state and local governments or other eligible non-profits do not wish to acquire the property, GSA can dispose of surplus property via a competitive sale to the public, generally through a sealed bid or auction.

The following exhibit was obtained from the GSA publication "Your Guide to Acquiring Federal Real Estate For Public Uses".



Federal Land Disposal Methods

### **C. Pending Land Purchase by American Indian Health and Services**

The project site was declared excess property by the federal government and a Notice of Availability of Excess Real Property was issued on May 12, 2017. The Indian Health Service (IHS), an agency within the U.S. Department of Health and Human Services, responded to the notice. According to the agency website, IHS is responsible for providing federal health services to American Indians and Alaska Natives, and is the principal federal health care provider and health advocate for Indian people. IHS purchased the property and it was transferred to them in January 2021.

Based on the process outlined in the section above regarding disposal of federally-owned property, once a federal agency indicates an interest in the property, the land is no longer available for other uses. Therefore, the City is not able to enter into any negotiations with the federal government for use of the property.

The American Indian Health and Services (AIHS) is a designated Urban Indian Health Program and the IHS is allowed, through federal statute, to transfer the property to an Urban Indian Health Program. AIHS is in the process of purchasing the property at fair market value (thus reimbursing IHS for their payment). AIHS has recently made the required down payment to IHS.

AIHS is currently leasing space at 4141 State Street and would move to this property to create a permanent clinic. AIHS would renovate the existing buildings as previously described.

The federal government is not required to adhere to local land use designations or development standards; however, because the property will ultimately be sold to AIHS, and will no longer be controlled by a federal government agency, the proposed use of the site must comply with local Zoning and General Plan designations. Therefore, the proposal includes requests for a Specific Plan and a change to the General Plan designation, explained further below.

### **D. City Council Review**

Following review by the City's Pre-Application Review Team (PRT) in July 2020, the City Council held a public hearing to initiate the Specific Plan and General Plan Amendment for the project site (see Exhibit C – Council Agenda Report dated February 9, 2021). An application for a Specific Plan is reviewed and processed in the same manner as a General Plan Amendment. After submittal of an application, a Specific Plan and a General Plan Amendment may be initiated by either the Planning Commission or City Council. In this case, the applicant requested that the initiation occur at the City Council level.

After much discussion, the City Council decided to postpone initiation of the Specific Plan and General Plan Amendment and referred the project to the Planning Commission. Council expressed interest in the Planning Commission providing comments on the allowed uses in the Specific Plan, and noted that public facilities were already allowed with a Conditional Use Permit so it is not needed in the Specific Plan. Council requested that the applicant provide conceptual plans for the Planning Commission to review, since no plans were presented to the Council. Council had concerns regarding what would happen if the plan for AIHS was not successful, and requested that financial information be presented when it returns to Council again. Council also indicated that the City has for many years been interested in acquiring this property. Council requested that the Planning Commission provide a recommendation to the City Council regarding the Specific Plan and General Plan Amendment. After Planning Commission concept review, the

project would return to the City Council to again consider the initiation of the Specific Plan and General Plan Amendment, as well as the Community Benefit designation.

#### IV. SITE INFORMATION AND PROJECT STATISTICS

##### A. SITE INFORMATION

<b>Applicant:</b>	Beth A. Collins, Brownstein Hyatt Farber Schreck	
<b>Property Owner:</b>	Federal Government/ Pending - American Indian Health and Services	
<b>Site Information</b>		
<b>Parcel Number:</b> Portions of 051-112-019 and -018	<b>Lot Area:</b> 111,899 SF (2.57 acres)	
<b>General Plan:</b> Parks and Open Space	<b>Zoning:</b> RS-7.5/USS (Residential Single Unit, 7,500 square-foot minimum lot size/Upper State Street Area Overlay)	
<b>Existing Use:</b> None	<b>Topography:</b> Flat	
<b>Adjacent Land Uses</b>		
North:	C-G/USS	Public Right-of-Way (State Street); Commercial
East:	P-R/USS	MacKenzie Park
South:	P-R/USS	MacKenzie Park
West:	C-R/USS	Public Right-of-Way (Las Positas Road); Commercial

##### B. PROJECT STATISTICS

	Existing	Proposed
<b>Main Building</b>	15,411 sf	18, 911 sf
<b>Garage Building</b>	2,575 sf	2,575 sf
<b>Total</b>	17,986 sf	21,486 sf

#### V. SPECIFIC PLAN (SBMC CHAPTER 30.265)

The subject property is currently zoned RS-7.5/USS (Residential Single Unit, 7,500 square-foot minimum lot size/Upper State Street Area Overlay). This zoning designation allows for single-unit residential development (one unit per lot), as well as other types of residential uses. If subdivided, the size of the lot would allow 15 units, or a density of 5 units per acre<sup>1</sup>. Other public and semi-public uses and limited commercial uses can be permitted with issuance of a Conditional Use Permit. A clinic, as proposed by AIHS, is not an allowed use under the current zoning, nor is it allowed with a Conditional Use Permit.

Rather than rezone the property from RS-7.5 to O-M (Office Medical) in order to accommodate the proposed clinic, staff recommended that a Specific Plan be prepared to allow the proposed

<sup>1</sup> Please note that the parcel could only be subdivided if the General Plan designation were changed from the current Parks and Open Space designation.



clinic, and purposefully restrict other uses to those that provide a clear public benefit (e.g., affordable housing, public facilities, and park and recreational uses) if the clinic use were to cease.

A Specific Plan is intended to replace the base zone of the property, which in this case is RS-7.5/USS, and the use regulations and development standards contained in the Specific Plan take precedence over the Zoning Ordinance, where applicable. The required findings that the Planning Commission and City Council must make in order to adopt a Specific Plan are as follows:

1. The Specific Plan implements and is consistent with the General Plan; and
2. The proposed development will be superior to development otherwise allowed under conventional zoning.

The proposed Specific Plan includes the following allowed uses: any nonresidential use allowed in the O-M (Office Medical) zone; any residential use allowed in the O-M (Office Medical) zone provided all units are restricted to very-low-, low-, or moderate-income housing; and staging for emergency services by a public agency. See Exhibit D, Proposed Specific Plan – Revised Version. See Exhibit E for the allowed uses in the O-M zone.

The proposed Specific Plan reviewed by the City Council also specified public facility uses and park and recreation facility uses. These two items are not included in the current version as allowed uses; however, these uses are allowed in the O-M zone with a Conditional Use Permit.

During early review of the project, staff stated that public improvements along both State Street and Las Positas Road would be required as conditions of approval for the Specific Plan and General Plan Amendment, with implementation required prior to Certificate of Occupancy for the clinic. Staff has more recently determined that the required public improvements should be delineated in the Specific Plan because there may be circumstances where conditions of approval would not be required for the project. The building permit type (i.e., small vs. large) to trigger the installation of the public improvements would be determined by the Community Development and Public Works Departments.

## **VI. GENERAL PLAN AMENDMENT (SBMC CHAPTER 30.235)**

The subject property is currently designated as Parks and Open Space in the General Plan. This land use allows for public and private parks, and recreational facilities. A clinic, as proposed by AIHS, is not allowed under this designation.

The applicant has requested a General Plan Amendment to change the land use designation from Parks and Open Space to Office/Low Density Residential (five dwelling units per acre). Absent this proposal by the applicant, staff would not propose a General Plan land use change for this site. In previous meetings with the applicant team, staff encouraged the applicant to propose a land use designations that would narrow the allowed uses to the proposed clinic use and other uses that provide a broad community benefit, including affordable housing and public uses.

If the Planning Commission supports allowing the potential for residential use on this site, staff recommends a designation of Medium Density Residential (12 dwelling units per acre) rather than the proposed Low Density Residential (five dwelling units per acre). Other land use designations in the vicinity include Commercial/Medium High Residential (15–27 dwelling units per acre) and Office/Medium High Residential (15–27 dwelling units per acre). Low Density Residential occurs to the south of the project site in the Samarkand single-family residential

neighborhood and north of the site (beyond the Commercial/Medium High Residential designation fronting State Street) in the San Roque neighborhood. There are no Office/Low Density Residential (five dwelling units per acre) designations in the City. See Attachment 4 of Exhibit C - Council Agenda Report, Existing General Plan and Zoning Designations. Combined with the Specific Plan restriction to affordable housing, staff believes that the Medium Density designation would provide appropriate public benefit.

## **VII. COMMUNITY BENEFIT DESIGNATION (SBMC CHAPTER 30.170)**

The conceptual plans include an increase in nonresidential floor area. A total of 512 square feet would be demolished and 4,012 square feet would be added, for a net increase of 3,500 square feet. Due to the location of the project site in the Upper State Development Area, the project would qualify for an allocation of 1,000 square feet from the minor addition category, but none from the small addition category. The remaining 2,500 square feet could be allocated from the Community Benefit category if the project is designated a Community Benefit Project by the City Council. A Community Priority Project, described as having a broad public benefit, not principally operated for private profit, and necessary to meet a present or projected need directly related to public health, safety or general welfare (e.g., museums, childcare facilities, health clinics), is a Community Benefit Project.

The proposed use is a health clinic, therefore, it is expected that the City Council would be able to designate this project as a Community Benefit Project, and as a result it would be able to obtain the necessary square footage for the project (i.e., 2,500 square feet).

## **VIII. DEVELOPMENT PLAN (SBMC CHAPTER 30.230)**

The project proposes to add 3,500 square feet of nonresidential floor area (1,000 sf from the minor addition category; 2,500 sf from the Community Benefit project category); therefore, the project will require approval of a Development Plan by the Planning Commission. The following Development Plan findings would be required.

- The proposed development complies with all applicable provisions of the Zoning Ordinance.
- The proposed development is consistent with the principles of sound community planning.
- The proposed development will not have a significant adverse impact upon the community's aesthetics or character in that the size, bulk or scale of the development will be compatible with the neighborhood based on the Project Compatibility Findings found in §30.220 of the Santa Barbara Municipal Code.
- The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy (as approved by City Resolution No. 13-010 dated as of March 12, 2013) as expressed in the allocation allowances specified in Section 30.170.030, Traffic Management Strategy

## **IX. ENVIRONMENTAL REVIEW**

A Planning Application has not been submitted; therefore, an environmental analysis has not been completed.

**X. DESIGN REVIEW**

The existing buildings on the project site have been identified as eligible for listing on the National Register of Historic Places, and the California Register of Historic Resources, and potentially could be designated as City Structures of Merit. A draft Historic Structures/Sites Report (HSSR) is being prepared. The proposed project, as well as the HSSR, will be reviewed by the Historic Landmarks Commission.

**XI. NEXT STEPS**

In order for the proposed project to be approved, the following steps are necessary:

- A. City Council hearing to initiate the Specific Plan and General Plan Amendment. Concurrently, the City Council would consider the requested designation as a Community Benefit Project.
- B. Applicant to submit a Planning Application for the Development Plan, Specific Plan, and General Plan Amendment.
- C. Historic Landmarks Commission hearing to review the conceptual design and accept the Historic Structures/Sites Report.
- D. Planning Commission hearing to approve the Development Plan and make a recommendation to the City Council to adopt the Specific Plan and General Plan Amendment.
- E. City Council hearing to approve the proposed Specific Plan and General Plan Amendment.
- F. Historic Landmarks Commission hearing to grant Project Design and Final Approvals.

**XII. QUESTIONS FOR THE PLANNING COMMISSION**

- A. Are the uses proposed in the Specific Plan appropriate? Shall uses be added or removed?
- B. Is the proposed General Plan land use designation appropriate?
- C. Do you have comments on the proposed project plans?
- D. Can you provide a recommendation to the City Council for the initiation of the Specific Plan and General Plan Amendment, as presented, or as revised during the course of the Planning Commission hearing?

Exhibits:

- A. Project Plans
- B. Applicant's letter, dated 9/23/2021
- C. Council Agenda Report, dated 2/09/2021
- D. Proposed Specific Plan – Revised Version
- E. O-M Zone Allowed Uses





#### VICINITY MAP



#### PROJECT DATA

3227 STATE STREET, SANTA BARBARA CA

**CURRENT ZONING:** RS-7.5

**GENERAL PLAN DESIGNATION:** PARKS & OPEN SPACE

**PROPOSED ZONING:** SPECIFIC PLAN

**GENERAL PLAN DESIGNATION:** OFFICE/ LOW DENSITY

**LOT AREA:** 111,899 SF (2.57 AC)

**PARKING REQUIRED:** 86 SPACES (1/250 SF)

**PARKING PROPOSED:** 115 SPACES

#### EXISTING BUILDING AREA:

MAIN BUILDING: (10,185+5,226) 15,411 SF

GARAGE BUILDING: 2,575 SF

TOTAL EXIST. BUILDING AREA: 17,986 SF

#### PROPOSED BUILDING AREA:

AREA TO BE REMOVED: -512 SF

PROPOSED ADDITION: 4012 SF

NET NEW BUILDING AREA: 3,500 SF

TOTAL BUILDING AREA PROPOSED: 21,486 SF (21%)

#### PROPOSED DEVELOPMENT:

BUILDING FOOTPRINT: 21,486 SF (19%)

PAVED AREA: 61,325 SF (55%)

LANDSCAPED AREA: 29,088 SF (26%)



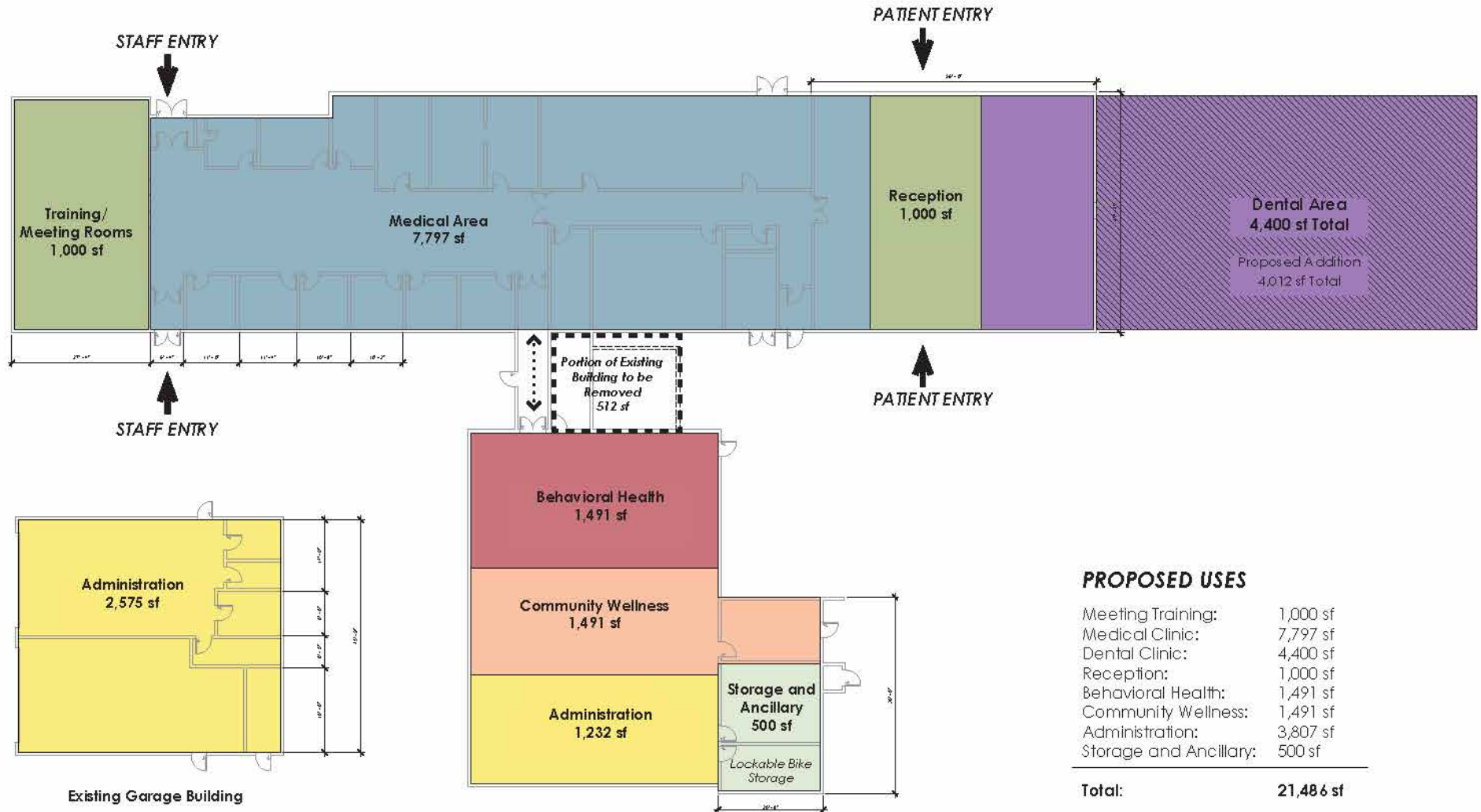
AMERICAN INDIAN HEALTH & SERVICES COMMUNITY HEALTH CENTER

COVER SHEET

09/17/21











AMERICAN INDIAN HEALTH & SERVICES COMMUNITY HEALTH CENTER  
**PERSPECTIVE**

09/17/21







September 23, 2021

Beth A. Collins  
Attorney at Law  
805.882.1419 tel  
805.965.4333 fax  
bcollins@bhfs.com

City of Santa Barbara Planning Commission  
630 Garden Street  
Santa Barbara, CA 93101

**Via Email to [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov)**

RE: Conceptual Review of Request for Initiation of General Plan Amendment &  
AIHS Community Health Center Specific Plan  
3237 State Street (Former U.S. Armory Property)

Dear Chair Schwartz and Planning Commissioners:

On behalf of our client, American Indian Health and Services (AIHS), we submit this request for conceptual review of our request for initiation of a General Plan amendment and a specific plan for the former United States Army Reserve property located at 3237 State Street (property). This unique property in the center of the City, with direct access to public transit, commercial services, and recreational amenities, has been underutilized since the federal government discontinued its use of the property as an armory and hospital.

AIHS is in the process of acquiring the property from the federal government through the federal excess property disposal process. With the proposed land use change, AIHS aims to bring its medical, dental, pediatric, behavioral wellness, and community health services onto one campus to provide patient-centered, coordinated care to its clients.

For almost 30 years, AIHS has been quietly serving healthcare needs in our community in a patchwork of offices located at 4141 State Street (in the El Mercado Plaza). Purchasing this centrally located property provides better access for its clients and room to streamline its services to better serve community needs. Additionally, permanent ownership of this community health center provides long term stability, ensuring AIHS will be supporting Central Coast communities for years to come.

#### Property Background

The U.S. Department of Defense (DOD) designated the 3237 State Street property as excess property through the excess property disposal process and transferred it to the Indian Health Service (IHS) in January 2021.<sup>1</sup> IHS has agreed to sell the property to AIHS for use as a clinic serving the citizens of Santa Barbara, in particular Native Americans and Native Alaskans as well as and non-Native medically

---

<sup>1</sup> The disposal of federal real estate is administered by the U.S. General Services Administration. A summary of the disposal process is provided at <https://www.gsa.gov/real-estate/real-estate-services/real-property-utilization-disposal/the-disposal-process>.



underserved populations.<sup>2</sup> In the interim, while the property remains in federal ownership, IHS also has agreed to allow AIHS to manage and operate on the property.

Currently the zoning of the property is Residential (RS-7.5/USS) and the General Plan designation is Parks and Open Space. These designations were placed on the property by the City, without any approval or review by the federal government. Since the property is federally owned, the designations have not impacted the actual use of the property, which had been for an armory and hospital use for decades, until recently when it was abandoned.

In preparation for the property leaving federal ownership, pursuant to Sec. 30.235.040 of the City's Municipal Code, AIHS is requesting an amendment to the General Plan land use designation to Office/Low Density Residential and replacement of the existing Residential zoning with a Specific Plan that would facilitate use of the property by AIHS for a community health clinic.

#### AIHS Background

AIHS is an Urban Indian Health Program that provides medical, dental, pediatric, and behavioral health services to both the American Indian/Alaska Native and non-Native medically underserved populations in Santa Barbara and Ventura Counties. AIHS is a dually recognized Federally Qualified Healthcare Center (FQHC) in good standing with both the Health Resources & Services Administration (HRSA) and the Indian Health Service (IHS).<sup>3</sup> AIHS plays a vital role in fulfilling the federal government's obligation to provide free or low-cost healthcare to American Indian/Alaska Natives, regardless of tribe. The clinic was founded in 1994 as a private 501(c)(3) and is governed by an independent board of directors. AIHS is one of 41 such organizations nationwide, designated as an Urban Indian Health Program (UIHP).

AIHS works collaboratively with other local health care providers including Santa Barbara Neighborhood Clinics, Santa Ynez Tribal Health Clinic, Sansum Clinic, Cottage Hospital, and Santa Barbara County Public Health to meet the health care needs of some of the most vulnerable members of our community. The organization is an active participant in the Santa Barbara County Disaster Healthcare Partners Coalition. AIHS provides care using the patient-centered medical home model which works to build relationships between patients and their entire clinical care team. In 2014, AIHS was the first health care provider in the county, and the first Indian health care provider in the country, to earn patient-centered medical home recognition from the National Committee for Quality Assurance (NCQA).<sup>4</sup>

In 2018, AIHS had over 34,000 patient visits serving over 7,000 individual patients. AIHS had similar numbers in 2019. Currently, over 80 percent of patients visiting the clinic are at 200 percent of the Federal Poverty Guideline or below. In 2018, American Indians and Alaska Natives made up approximately 10 percent of AIHS total patient population. Seven percent of all patients were uninsured, five percent homeless, and 30 percent were Spanish-speaking only. Approximately 95 Nations, Rancherias, Tribes, and/or Bands are represented in the AIHS patient population.

The clinic has experienced expansive growth over the past 10 years. And now with the COVID-19 pandemic, AIHS is providing critical healthcare services to the community under ever increasing regulatory

---

<sup>2</sup> IHS paid DOD market value for the property and will be reimbursed by AIHS when AIHS takes ownership of the property

<sup>3</sup> HRSA and IHS are both agencies of the U.S. Department of Health and Human Services. As a FQHC, AIHS receives funds from these agencies to provide primary care services in underserved populations, and in the case of IHS, specifically to American Indians and Alaska Natives.

<sup>4</sup> Santa Barbara Neighborhood Clinics and the Franklin and Carpinteria Health Care Centers, operated by Santa Barbara County Public Health, have since also earned this NCQA recognition.

pressures. Currently AIHS is operating under short-term leases in commercial space at 4141 State Street (in El Mercado Plaza). To help ensure that AIHS can provide critical services to the citizens of Santa Barbara for decades into the future, it is seeking to relocate to a permanent building it can own.

#### City Council Direction

AIHS, as current operator and future owner of the property, prepared a draft Specific Plan for City consideration and coordinated with City staff, including through the pre-application review process, to gain initial feedback on the proposal. AIHS revised its proposal based on staff feedback.

On February 9, 2021, the City Council considered AIHS's request to initiate the General Plan amendment and Specific Plan. City Council discussed the request and referred the proposal to your Planning Commission for conceptual review. Council further directed that the initiation request return to them with Planning Commission recommendations along with information from AIHS on the estimated cost and anticipated funding sources for buildout of the project.

#### Proposed General Plan Amendment & Specific Plan

AIHS is requesting initiation of a General Plan land use designation change to Office/Low Density Residential and consideration of a Specific Plan to precisely regulate allowed uses of the 3237 State Street property. The Office/Low Density Residential land designation is characterized by office and medical office uses. It also permits five dwelling units per acre, consistent with the existing residential zoning for the property.

The proposed AIHS Community Health Center Specific Plan (see enclosed) would allow medical office and limited auxiliary uses allowed in the Office Medical (O-M) Zone and would also require that any residential development within the plan area be sold or rented to very low, low, and/or moderate income households.<sup>5</sup> In addition, the proposed Specific Plan would allow staging for emergency services by a public agency. The property would continue to be subject to the Upper State Street (USS) Area overlay and Upper State Street Design Guidelines.

All of these proposed uses provide clear public benefits. A medical clinic at this Upper State Street location with direct access to public transit and nearby commercial and recreational uses supports critical health care needs of the community. The proposed requirements for residential use ensure that any future residential development on the property will directly address the community's critical need for affordable housing at a location close to services and transit. Finally, in recognition of the value of the centralized location of the property within the city, in the event of an emergency, the proposal allows for a staging site for emergency services.

#### Existing Development & Historic Resources

Existing structures on the property include a 15,411 square foot (sf) T-shaped main building fronting on State Street on the west side of the property and a 2,575 sf garage building on the east side of the site. Both of the structures have been identified as eligible for listing on the National Register of Historic Places

---

<sup>5</sup> AIHS does not have any plans for developing residential uses on the property and does not propose any change to the current residential density to avoid conflicting with the Housing Crisis Act of 2019 (SB 330). If a residential use was proposed at a future date, it would be eligible for local and state density bonuses and other incentives available to affordable housing developments.

(NRHP), the California Register of Historic Resources, and potentially for designation as a City Structure of Merit (with city concurrence pending).

The transfer of the property out of federal ownership is subject to review under the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA). As required by Section 106, IHS has initiated consultation with the State Office of Historic Preservation (SHPO) and the City of Santa Barbara (Nicole Hernandez, Urban Historian). This consultation process will result in the preparation of a legally binding Memorandum of Agreement (MOA) which will include stipulations to ensure the long-term preservation of the property's historical significance and integrity. The MOA will include a requirement that any rehabilitation or improvements to the property be in conformance with the U.S. Department of the Interior, National Park Service Secretary of the Interior's Standards (SOI) for the Treatment of Historic Properties. We anticipate these requirements will also be recorded as deed covenants on the property prior to transfer to AIHS.

#### Conceptual Plan for Proposed Improvements

To provide additional detail on potential improvements that could be authorized by the Specific Plan and aid in evaluating the cost of these improvements, following the February 9, 2021 City Council hearing, AIHS engaged a design team including RRM Design Group and Tynan Group to prepare conceptual plans. The design team engaged AIHS staff, including health care providers and administrators, in evaluating current and anticipated operational and space needs of the organization. RRM then prepared a conceptual site plan, floor plan, and renderings to depict the potential future improvements.

These plans are conceptual and while they are intended to take into account the historic nature of the property, they have not yet been fully evaluated by the SHPO and the City for conformance with Secretary of the Interior's Standards. We expect aspects of the design will change as a result of that review. As stated above, any physical changes to the exterior of the structures or the site would be subject to the above-described MOA as well as design review by City Historic Landmarks Commission.

Highlights of the conceptual plans include the following:

- In evaluating space needs, it became clear that the existing floor area of the structures on the property is not enough to comfortably accommodate all of AIHS's operations.<sup>6</sup> For example, currently doctors and dentists share very cramped cubicle and office spaces in a configuration that is not ideal to serve patient needs or our healthcare providers. The updated modern facility is designed to address such circumstances. Thus, the conceptual plans include a proposed 4,012 sf addition to the existing main building. With demolition of 512 sf of the existing structure (an ammunition vault located at the interior of the property), this addition would result in 3,500 sf of net new floor area. AIHS intends to seek a Community Benefit Project designation as a Community Priority Project under the City's Non-Residential Growth Management Ordinance to allow this additional floor area.
- The conceptual plans depict public improvements including a new bus shelter and improved public sidewalks and landscaping. All improvements would be consistent with the City's Pedestrian Master Plan and Upper State Street Design Guidelines.
- Site improvements would include removal of the existing chain link/razor wire fence and installation of landscaping with native plantings that reflect Native American cultural heritage as well as

---

<sup>6</sup> AIHS currently leases commercial space totaling approximately 15,300 sf plus additional storage space.

stormwater improvements consistent with the City's Storm Water Management Program, and other applicable regulations.

AIHS looks forward to continuing to work with the City to plan for the future uses of this unique property to ensure it provides long term benefits to the Santa Barbara community.

Sincerely,



Beth A. Collins

Enclosures:     Proposed Specific Plan  
                      Conceptual Plan Set







# **CITY OF SANTA BARBARA**

## **COUNCIL AGENDA REPORT**

**AGENDA DATE:** February 9, 2021

**TO:** Mayor and Councilmembers

**FROM:** Planning Division, Community Development Department

**SUBJECT:** Initiation Of Specific Plan And General Plan Amendment For 3237 State Street

**RECOMMENDATION:** That Council:

- A. Initiate a Specific Plan to allow medical clinic uses, affordable housing, and public uses for 3237 State Street; and
- B. Initiate a General Plan Amendment to change the land use designation of 3237 State Street (APN 051-112-019) from Parks and Open Space to Office/Medium Density Residential (12 dwelling units per acre).

### **EXECUTIVE SUMMARY:**

The U.S. Department of Defense is in the process of transferring the property at 3237 State Street, previously an Army Reserve Center, to the Department of Indian Health Services (IHS)<sup>1</sup>, which intends ultimately to transfer it to American Indian Health and Services (AIHS) for use as a permanent medical clinic. In order for the proposed transfer and change of use to be completed, the Zoning and General Plan designations on the property must be changed to be consistent with the proposed medical clinic use. Therefore, AIHS requests that the City Council initiate a Specific Plan and General Plan Amendment to facilitate the transfer. The Specific Plan intentionally proposes limited uses to facilitate the proposed medical clinic use and the potential for future affordable housing and/or public facility and public park and recreational uses.

---

<sup>1</sup> IHS is an agency within the U.S. Department of Health and Human Services

## **DISCUSSION:**

### Background

Owned by the federal government, the project site is located at the corner of State Street and Las Positas Road. It is currently vacant but was previously used as an Army Reserve Center, armory, and hospital.

The City currently leases an approximately 0.3-acre portion of the 3237 State Street property for public right-of-way purposes along State Street and a small part of Mackenzie Park. In exchange, the City has provided a lease to the federal government consisting of approximately 0.3 acres of MacKenzie Park. A land transfer is nearing completion that would transfer the leased portions of land to the respective agencies. The land transfer was authorized by the City Council, and subsequently approved by a vote of City residents in 2013 as required by City Charter. The federal government should be ready to record the deeds in the coming weeks. This will result in the 3237 State Street parcel increasing to approximately 2.51 acres in size. (See Attachment 2, Land Transfer Exhibit.)

The U.S. Department of Defense has designated 3237 State Street as excess property and is in the process of transferring it to the Department of Indian Health Services (IHS), which intends to transfer it to American Indian Health and Services (AIHS) for use as a permanent medical clinic. The AIHS clinic, currently located at 4141 State Street, would move to this property. The clinic would occupy the two existing attached main buildings consisting of approximately 15,411 square feet.

The federal government is not required to adhere to local land use designations or development standards; however, because the property will ultimately be transferred to AIHS, a non-federal government agency, the proposed use of the site must comply with local Zoning and General Plan designations. Furthermore, the ability of AIHS to obtain a loan on the property cannot occur without clean title and changes to the Zoning and General Plan designations in order to be consistent with the proposed medical clinic use on the property. These requests are discussed below and in the applicant's letter. (See Attachment 1.)

### General Plan Amendment

The subject property is currently designated as Parks and Open Space in the General Plan. This land use allows for public and private parks, and recreational facilities. A medical clinic, as desired by AIHS, is not currently allowed.

The applicant has requested a General Plan Amendment to change the land use designation from Parks and Open Space to Office/Low Density Residential (five dwelling units per acre). Absent this proposal by the applicant, staff would not propose a General Plan land use change for this site. In previous meetings with the applicant team, staff encouraged the applicant to propose land use and zoning designations that would narrow

the allowed uses to the proposed medical office use and other uses that provide a broad community benefit, including affordable housing and public uses.

If the City Council supports allowing the potential for residential use on this site, staff recommends a designation of Medium Density Residential (12 dwelling units per acre) rather than the proposed Low Density Residential. Other land use designations in the vicinity include Commercial/Medium High Residential (15–27 dwelling units per acre) and Office/Medium High Residential (15–27 dwelling units per acre). Low Density Residential occurs to the south of the project site in the Samarkand single-family residential neighborhood. There are no Office/Low Density Residential (five dwelling units per acre) designations in the City. (See Attachment 4, Existing General Plan and Zoning Designations.)

#### Specific Plan

The subject property is currently zoned RS-7.5/USS (Residential Single Unit, 7,500 square-foot minimum lot size/Upper State Street Area Overlay). This zoning designation allows for single-unit residential development. Additionally, other public and semi-public uses can be permitted with issuance of a Conditional Use Permit. A medical clinic, as desired by AIHS, is not currently allowed.

Rather than rezone the property from RS-7.5 to O-M (Office Medical) in order to accommodate the proposed medical clinic, staff recommended that a Specific Plan be prepared to allow the proposed medical clinic, and purposefully restrict other uses to those that provide a clear public benefit (affordable housing, public facilities, and park and recreational uses) if the medical clinic use were to cease. (See Attachment 3, Proposed Specific Plan.)

Specific Plans are regulated by Chapter 30.265 of the Zoning Ordinance. An application for a Specific Plan is reviewed and processed in the same manner as a General Plan Amendment. After submittal of an application, a Specific Plan and a General Plan Amendment may be initiated by either the Planning Commission or City Council. In this case, the applicant has requested that the initiation occur at the City Council level.

A Specific Plan is intended to replace the base zone of the property, which in this case is RS-7.5/USS, and the use regulations and development standards contained in the Specific Plan take precedence over the Zoning Ordinance, where applicable. The required findings that the Planning Commission and City Council must make in order to adopt a Specific Plan are as follows:

1. The Specific Plan implements and is consistent with the General Plan; and
2. The proposed development will be superior to development otherwise allowed under conventional zoning.

The proposed Specific Plan includes the following allowed uses: any nonresidential use permitted in the O-M (Office Medical) zone; any residential use allowed in the O-M (Office Medical) zone provided all units are restricted to very-low-, low-, or moderate-income housing; staging for emergency services by a public agency; public facilities; and park and recreation facilities.

The proposal was reviewed by the City's Pre-Application Review Team (PRT) in July 2020. (See Attachment 5, PRT Letter.) At that time, staff stated that public improvements along both State Street and Los Positas Road would be required as conditions of approval for the Specific Plan and General Plan Amendment, with implementation required prior to Certificate of Occupancy for the medical clinic; however, staff has more recently determined that the required public improvements should be delineated in the Specific Plan.

**NEXT STEPS:**

If City Council initiates the applicant's request for a General Plan Amendment and Specific Plan, the applicant would submit a complete formal application for the Specific Plan and General Plan Amendment. The Planning Commission would then conduct a public hearing for the purpose of making recommendations on the proposed Specific Plan and General Plan amendment to the City Council. After receiving the report from the Planning Commission, the City Council would hold another public hearing to approve, revise, or deny the proposed Specific Plan and General Plan Amendment.

**ATTACHMENT(S):**

1. Applicant's Letter Dated January 18, 2021
2. Land Transfer Exhibit
3. Proposed Specific Plan
4. Existing General Plan and Zoning Designations
5. PRT Letter Dated July 23, 2020

**PREPARED BY:** Kathleen Kennedy, Project Planner

**SUBMITTED BY:** Rebecca Bjork, Interim Community Development Director

**APPROVED BY:** City Administrator's Office



January 18, 2021

Beth A. Collins  
Attorney at Law  
805.882.1419 tel  
805.965.4333 fax  
bcollins@bhfs.com

Honorable Mayor Murillo & City Councilmembers  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

**Via Email to [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov)**

RE: State Street Armory Property (3237 State Street)  
Request for City Initiation of General Plan Amendment & Specific Plan

Dear Mayor Murillo & City Councilmembers:

On behalf of our client, American Indian Health and Services (AIHS), we submit this request for City Council initiation of a General Plan amendment and a specific plan for the United States Army Reserve property located at 3237 State Street (State Street Armory or property). This unique property in the center of the City, with direct access to public transit and commercial services and recreational amenities, has been underutilized since the federal government discontinued its use of the property as an armory and hospital. As this property transitions out of federal ownership, now is the time for the City to plan for its future use to ensure this important property provides substantial, long-term benefits to the Santa Barbara community.

#### Property Background

The U.S. Department of Defense (DOD) has designated the State Street Armory as excess property and is in the process of transferring it to the Department of Indian Health Services (IHS). We anticipate that transfer will be completed by the end of January 2021. IHS intends to transfer the property to AIHS for use as a clinic serving the citizens of Santa Barbara, in particular Native Americans and Native Alaskans as well as and non-Native medically underserved populations. IHS and AIHS have executed an agreement which will allow AIHS to have site control prior to official transfer of the property to AIHS, allowing AIHS to complete technical studies and begin use of the property.

Currently the zoning of the property is Residential (RS-7.5/USS) and the General Plan designation is Parks and Open Space. These designations were placed on the property by the City, without any approval or review by the federal government. The designations have not impacted the actual use of the property, which has been for an armory and hospital use for decades, until recently when it was abandoned.

Pursuant to Sec. 30.235.040 of the City's Municipal Code, AIHS requests that the City Council initiate an amendment the General Plan land use designation to Office/Low Density Residential and replacement of the existing Residential zoning with a Specific Plan that would facilitate use of the property by AIHS for a clinic as well as identifying other allowed uses for the property such as public facilities and staging for emergency services.

1021 Anacapa Street, 2nd Floor  
Santa Barbara, CA 93101-2711  
main 805.963.7000



### AIHS Background

AIHS is an Urban Indian Health Program that provides medical, dental, pediatric, and behavioral health services to both the American Indian/Alaska Native and non-Native medically underserved populations in Santa Barbara and Ventura Counties. AIHS is a Federally Qualified Healthcare Center (FQHC) and plays a vital role in fulfilling the federal government's obligation to provide free or low-cost healthcare to American Indian/Alaska Natives, regardless of tribe. The clinic was founded in 1994 as a private 501(c)(3) and is governed by an independent board of directors. AIHS is one of 41 such organizations nationwide, designated as an Urban Indian Health Program (UIHP).

In 2018, AIHS had over 34,000 patient visits serving over 7,000 individual patients. AIHS had similar numbers in 2019. Currently, over 80 percent of patients visiting the clinic are at 200 percent of the Federal Poverty Guideline or below. In 2018, American Indian and Alaska Natives made up approximately 10 percent of AIHS total patient population. Seven percent of all patients were uninsured, five percent homeless, and 30 percent were Spanish-speaking only. Approximately 95 Nations, Rancherias, Tribes, and/or Bands are represented in the AIHS patient population.

The clinic has experienced expansive growth over the past 10 years. And now with the COVID-19 pandemic, AIHS is providing critical healthcare services to the community under ever increasing fiscal and regulatory pressures.

Currently AIHS is operating under short-term leases in a commercial space. To help ensure that AIHS can provide critical services to the citizens of Santa Barbara for decades into the future, we are seeking to relocate to a permanent building that we can own. The federal government, specifically IHS, part of the Department of Health and Human Services (HHS), is helping us in that effort.

### Property Ownership

The United States Department of Defense (DOD) has designated the State Street Armory as excess property. The General Services Administration (GSA) is administering the disposition. IHS, as a part of HHS, is taking the property from DOD with the intention of transferring the property to AIHS. IHS must pay DOD market value for the property. AIHS will give IHS the money to fund the transaction, which it will fund with a bank loan. GSA will transfer the property to IHS, which will then transfer the property to AIHS.

The City currently leases a 0.308 acre portion of the armory property for roadway purposes and a bus pocket easement. In exchange for this lease, the City provided a lease to the federal government of 0.34 acres of MacKenzie Park adjacent to the armory property. On November 5, 2013, City voters approved the exchange of the respective lease areas such that each entity would own its current lease area.

The City Attorney's office is currently working with GSA on the land exchange. Pursuant to the City's Subdivision Ordinance, no tentative map, final map, or parcel map is required for land conveyed to a public agency when such conveyance is for public use (SBMC, Sec. 27.01.030.F). The City intends to record a certificate of compliance through the County Surveyor's office for the modified federal property which will document the new property boundaries. We anticipate the land exchange would be completed prior to the City taking final action on a General Plan amendment and specific plan for the property. Therefore, the Specific Plan area would be the armory property following the land exchange (.

### Proposed General Plan Amendment & Specific Plan

The City's General Plan land use designation for the property is Parks and Open Space and its zoning is RSS-7.5/USS. We request City Council initiate a land use designation change to Office/Low Density



Residential and initiate consideration of a specific plan to precisely regulate the allowed uses. The Office/Low Density Residential land designation is characterized by office and medical office uses. It also permits five dwelling units per acre, consistent with the existing residential zoning for the property.

AIHS, as future owner of the property, prepared a draft specific plan for City consideration and coordinated with City staff, including through the pre-application review process, to gain initial feedback on the proposal. Based on staff feedback, we revised the proposed specific plan for this initiation request and submitted it to the Community Development Department in October 2020.

The proposed specific plan drafted for the City Council's consideration would allow the same medical office and limited auxiliary uses allowed in the Office Medical (O-M) Zone and would also require that any residential development within the plan area be sold or rented to very low, low, and/or moderate income households.<sup>1</sup> In addition, the proposed specific plan would allow various public and semi-public uses including staging for emergency services by a public agency, and Public Facilities and Park and Recreation Facilities as defined in the City's zoning ordinance.<sup>2</sup> The property would also continue to be subject to the Upper State Street (USS) Area overlay.

All of the proposed uses would provide clear public benefits. A medical clinic at this Upper State Street location with direct access to public transit and nearby commercial and recreational uses supports critical health care needs of the community. Further, the proposed requirements of the specific plan would ensure that any future residential development on the property will directly address the community's critical need for affordable housing at an appropriate location close to services and transit. The proposal also allows for public and semi-public facilities and uses the City determines appropriate at this central location in the City.

#### Existing Development

Existing structures on the property include a 10,185 square foot (sf) building fronting on State Street on the west side of the property and an adjoining 5,226 sf building behind it (roughly forming a T shape). A 2,575 sf accessory building is located on the east side of the property. The two adjoining structures have been identified as a potential historic resource and transfer out of federal ownership will require consultation with the State Historic Preservation Office to help ensure protection of historic resources.

AIHS intends to use the two existing structures on the west side of the site for its clinic operations and would apply for building permits for interior improvements to these structures after General Plan amendment and specific plan approval. While no substantial exterior changes are planned, any changes to the exterior of the structures would be subject to design review by the Historic Landmarks Commission per the proposed specific plan. In conjunction with the building improvements, AIHS would complete public

---

<sup>1</sup> AIHS does not have any plans for developing residential uses on the property and does not propose any change to the current residential density. If a residential use was proposed at a future date, it would be eligible for local and state density bonuses and other incentives available to affordable housing developments.

<sup>2</sup> Santa Barbara Municipal Code (SBMC) §30.295.030 defines Public Facility as "Facilities owned or operated by a governmental agency providing services such as clerical or public contact offices, police and fire protection including any indoor shooting range operated by and for a law enforcement agency, and emergency medical services. This classification excludes corporation yards, equipment service centers, and similar facilities that primarily provide maintenance and repair services and storage facilities for vehicles and equipment (see Public Works and Utilities)" and Park and Recreation Facility as "Parks, playgrounds, recreation facilities, trails, wildlife preserves, and related open spaces."

and site improvements consistent with the City's Pedestrian Master Plan, Storm Water Management Program, and other applicable regulations for the property and adjacent public rights-of-way.

AIHS looks forward to working with your council to plan for the future uses of this unique property to ensure it provides long term benefits to the Santa Barbara community.

Sincerely,

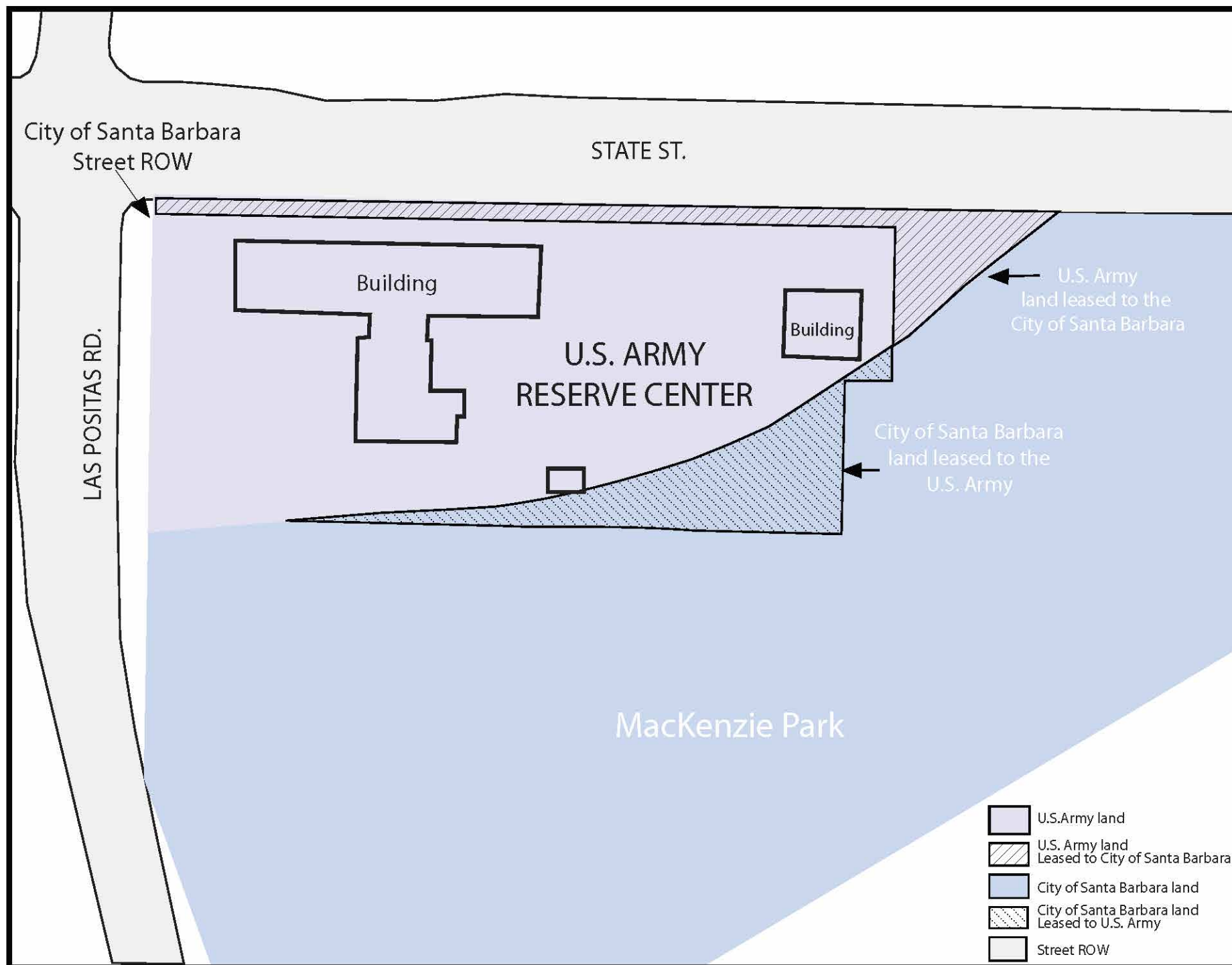


Beth A. Collins

CC:

Scott Black, [sblack@aihscorp.org](mailto:sblack@aihscorp.org)  
Paul Casey, [pcasey@santabarbaraca.gov](mailto:pcasey@santabarbaraca.gov)  
Renee Brooke, [rbrooke@santabarbaraca.gov](mailto:rbrooke@santabarbaraca.gov)  
Luke Vanderwagen, [Luke.Vanderwagen@ihs.gov](mailto:Luke.Vanderwagen@ihs.gov)  
Rose Weahkee, [Rose.Weahkee@ihs.gov](mailto:Rose.Weahkee@ihs.gov)  
Felicia Snowden, [Felicia.Snowden@ihs.gov](mailto:Felicia.Snowden@ihs.gov)  
Kevin Demanda, [Kevin.Demanda@ihs.gov](mailto:Kevin.Demanda@ihs.gov)  
Mark Espinosa, [Mark.Espinosa@ihs.gov](mailto:Mark.Espinosa@ihs.gov)  
Beverly Miller, [Beverly.Miller@ihs.gov](mailto:Beverly.Miller@ihs.gov)  
Donna Meyer, [Donna.Meyer@ihs.gov](mailto:Donna.Meyer@ihs.gov)  
Thuy Ta, [Thuy.ta@gsa.gov](mailto:Thuy.ta@gsa.gov)

22093601.3



**DRAFT FOR CITY COUNCIL CONSIDERATION****Chapter 30.XXX****STATE STREET ARMORY SPECIFIC PLAN (SP11-SSA) ZONE****Sections:**

- 30.XXX.010 Purpose.**
- 30.XXX.020 Applicability.**
- 30.XXX.030 Land Use Regulations.**
- 30.XXX.040 Development Standards.**
- 30.XXX.050 Design Review Required.**

**30.XXX.010 Purpose.**

It is the purpose of the State Street Armory Specific Plan to establish an overlay zone allowing medical offices and affordable housing in close proximity to public transit and existing commercial and recreational uses.

**30.XXX.020 Applicability.**

The regulations of this chapter apply within the SP11-SSA Zone depicted in Figure 30.XXX, State Street Armory Specific Plan Area, at the end of this chapter and shown on the Official Zoning Map.

**30.XXX.030 Land Use Regulations.**

The following uses are permitted in the SP11-SSA Zone:

- A. Any non-residential use permitted in the O-M Zone subject to the permit requirements, restrictions and limitations applicable in the O-M Zone.
- B. Any residential use permitted in the O-M Zone, provided however that all residential units must be sold or rented to very low, low, and/or moderate income households according to the procedures specified in the City's Affordable Housing Policies and Procedures.
- C. Staging for emergency services by a public agency.
- D. Public Facility uses as defined in Title 30, §30.295.030.
- E. Park and Recreation Facility uses as defined in Title 30, §30.295.030.

**30.XXX.040 Development Standards.**

- A. All development standards applicable in the O-M Zone shall apply.
- B. Public improvements along both State Street and Las Positas Road shall be required prior to issuance of any building permit, as determined by the Public Works Department.

**30.XXX.050 Design Review Required.**

Within the SP11-SSA Zone, relocation, demolition, or alteration of any structure defined as a historic resource or potential historic resource pursuant to Chapter 22.22 of the Santa Barbara Municipal Code shall be subject to review and approval by the Historic Landmarks Commission. All other development within the SP11-SSA Zone shall be subject to review and approval by the Architectural Board of Review.

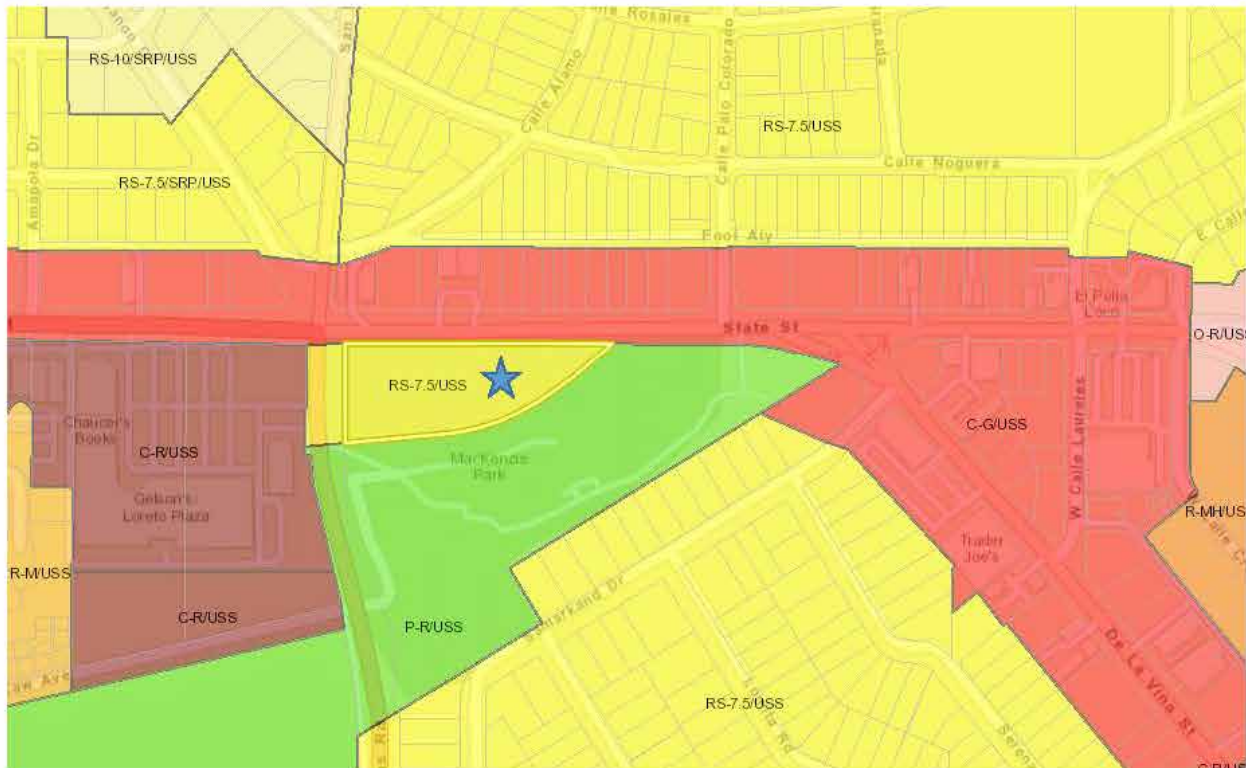
**Figure 30.XXX:**  
**State Street Armory Specific Plan (SP11-SSA)**







Existing General Plan Land Use Designation: Parks and Open Space



Existing Zoning Designation: RS-7.5/USS





## City of Santa Barbara Planning Division

### PRE-APPLICATION REVIEW TEAM COMMENTS

July 23, 2020

Patsy Price  
Brownstein Hyatt Farber Schreck  
1021 Anacapa Street, 2<sup>nd</sup> Floor  
Santa Barbara, CA 93101

**SUBJECT: 3237 STATE STREET, PRT2020-00079, APN: Portions of 051-112-019, and -018**

**PRT MEETING DATE: TUESDAY, July 28, 2020, FROM 2:00 P.M. TO 3:00 P.M.,  
VIA VIDEO CONFERENCING (TO BE ANNOUNCED IF REQUIRED)**

Dear Ms. Price:

#### I. INTRODUCTION/PROJECT DESCRIPTION

The purpose of this review is to assist you with the City's review process, including Development Application Review Team (DART) application requirements, and to identify significant issues relevant to the project. This review does not include a detailed analysis of building code compliance. The building code compliance review would be completed at time of building permit submittal should an application proceed.

This letter will outline our preliminary comments on your proposal. Please review this letter carefully prior to our scheduled meeting date; we will answer your questions at that time. The specificity of our comments varies depending on the amount of information available at this time. In many cases, more issues arise at later steps in the process. However, our intent is to provide applicants with as much feedback and direction as possible at this pre-application step in the process.

Staff from various City Departments/Divisions reviewed your submittal materials, which consist of a master application, electronic cover sheet, letter dated June 11, 2020, preliminary title report dated May 11, 2020, Draft Record of Survey, and draft Specific Plan.

Please note that if a project is substantially revised, or if applicable policies, regulations, or procedures change that could affect the recommendations or conclusions of the Pre-Application Review, the Team may require a subsequent Pre-Application Review prior to formal application submittal.

The project site is located at the corner of State Street and Las Positas Road. Currently, APN 051-112-019 is owned by the federal government, is addressed as 3237 State Street, has a zoning designation of RS-7.5/USS (Residential Single Unit, 7,500 sf minimum lot size/Upper State Street Area Overlay) and a General Plan land use designation of Parks and Open Space. It is currently vacant and its previous use was a U.S. Army Reserve Center.



APN 051-112-018 is owned by the City of Santa Barbara, has a zoning designation of P-R/USS (Park and Recreation/Upper State Street Area Overlay) and a General Plan land use designation of Parks and Open Space. Its current use is a city park (MacKenzie Park).

The City leases a 0.308-acre portion of the 3237 State Street property. In exchange, the City provides a lease to the federal government consisting of 0.34 acres that is part of MacKenzie Park. Currently, the two sites are involved in a land transfer in which these previously described portions of each parcel will be transferred to the other parcel. This will result in the 3237 State Street parcel becoming approximately 2.51 acres in size.

The U.S. Department of Defense has designated 3237 State Street as excess property and is in the process of transferring it to the Department of Indian Health Services (IHS), which intends to transfer it to American Indian Health and Services (AIHS) for use as a permanent medical clinic.

The project includes a Specific Plan for the 3237 State Street property. Rather than rezone the property from RS-7.5/USS to O-M (Office Medical) in order to accommodate the medical clinic, in preliminary conversations with the applicant, City staff recommended that a Specific Plan be prepared that would allow affordable housing and other public/government uses, in addition to the medical clinic. As proposed, the affordable housing would be restricted to very low, low, and moderate income housing.

The project also includes a General Plan Amendment to change the land use designation from Parks and Open Space to Office/ Medium Density Residential (12 du/ac) in order to allow the medical clinic, affordable housing, and public uses.

The total square footage of the two existing attached main buildings is 15,411 square feet. There is also an existing 2,575-square-foot building onsite. The proposed medical clinic would occupy the larger buildings.

## II. COMMENTS AND ISSUES

### A. Planning Division

1. **Staff supportability.** Staff is in general support of the proposal. As you know, City staff suggested that both affordable housing and other public uses be added to the Specific Plan as a way to gain support for the medical clinic use and the General Plan land use designation change. Input from the Planning Commission and public during the Initiation hearing will provide more guidance regarding the uses to be included in the Specific Plan.

Although no physical changes to the property are proposed with this Specific Plan and General Plan Amendment application, staff has provided comments that would apply to the anticipated development of the medical clinic.

In addition, as discussed below, public improvements along both State Street and Las Positas Road will be required as conditions of approval for the Specific Plan and General Plan Amendment, with implementation required prior to Certificate of Occupancy for the medical clinic.

2. **Specific Plan.**

- a. The proposed name, State Street Armory Specific Plan, may be revised.

- b. The Upper State Street (USS) Area overlay zone would remain; therefore, any new development would need to comply with the regulations therein.
  - c. As stated above, the proposed uses will be discussed at the Planning Commission hearing. Staff suggests adding the use classification “Public Facility” as described in Title 30, §30.295.030.
3. **General Plan Amendment.** Please clarify whether the proposed General Plan land use designation is Medium or Medium High Residential. The surrounding areas near State Street have a designation of Commercial/Medium High Residential. Given that the housing would be affordable, Medium High may be preferred. This will be discussed at the Initiation hearing.
4. **Tree Removal.** SBMC Chapter 15.24 (Preservation of Trees) regulates tree removal and the degree of pruning allowed for privately owned trees. The removal of trees in a required front setback or City right-of-way (SBMC Chapter 15.20) requires a permit from the Parks and Recreation Department. Approval from the Street Tree Advisory Committee and Parks and Recreation Commission is required prior to application completeness. Please contact Parks and Recreation staff for further information.
5. **Upper State Street Study.** The Army Reserve Center site is discussed in the Upper State Street Study, a study prepared in 2007 to identify changes that could improve traffic circulation and urban design in the study area. This site was identified as providing substantial open space and that, in the future, it should be considered for public open space. Therefore, consider adding the use classification “Park and Recreation Facility” as described in Title 30, §30.295.030, as an allowed use in the Specific Plan.

B. Creeks Division

1. **Storm Water Management Program (SWMP).** Since no new/replaced impervious area is proposed on the subject parcel, it qualifies as Tier 1. Tier 1 projects are encouraged to implement appropriate storm water BMPs, but no action is required.

For more information, please refer to the City’s Basic Storm Water Best Management Practice (BMP) Requirements. Refer to Chapter 5 of the *City’s Storm Water BMP Guidance Manual* for more information regarding BMP options:

<http://www.santabarbaraca.gov/gov/depts/parksrec/creeks/quality/storm.asp>.

2. Clearly identify all proposed work in the public right-of-way on the plans. If more than 500 sq. ft. of new/replaced impervious area is proposed in the public right-of-way for the Public Improvements, Tier 3 storm water requirements are triggered. Tier 3 projects must incorporate design solutions to meet the City’s storm water requirements for (1) water quality treatment; (2) peak runoff discharge rate; and (3) volume reduction for the entire project site. In the right-of-way the project site, which is the area where all impervious surfaces must be tributary to storm water treatment improvements, is set on a case-by-case basis.

Contact Jim Rumbley, [jrumbley@santabarbaraca.gov](mailto:jrumbley@santabarbaraca.gov), when plans identify the proposed work to receive a project site determination.

C. Engineering Division

1. **Public Improvement Preliminary Conditions/Scope of Work.** Based on the scope of work the following public improvements will be required:
  - a. Construct new curb/gutter and sidewalk per Municipal Code Chapter 22.44 and per the Pedestrian Master Plan (See Transportation Division Comments).
  - b. Provide landscape buffer/screening behind sidewalk or other parkway as required by the Pedestrian Master Plan and Upper State Street Design Guidelines.
2. **Preliminary Subdivision or Merger Comments.** Engineering Division is working concurrently with applicant and City Attorney's Office on the various documents necessary to complete the land exchange that was approved by voters in 2013. This will be done separately from the Specific Plan.

D. Water Supply/Distribution

Because the water and wastewater account for this property has been inactive for an extended period of time, reserved capacity charges have accrued on the account. These charges will continue to accrue monthly until the account is reactivated. The charges will appear on the first water bill after the account is reactivated. Please contact Water Supply for more information on these charges.

E. Transportation Division

1. **Pedestrian Master Plan (PMP).** New multi-family or nonresidential development projects typically include pedestrian improvements in the public right-of-way, and are subject to the guidelines and policies of the PMP ([http://www.santabarbaraca.gov/gov/depts/pw/transpark/master\\_plans.asp](http://www.santabarbaraca.gov/gov/depts/pw/transpark/master_plans.asp)).

For the 70' public right-of-way on State Street, the PMP recommends a minimum 12' sidewalk corridor width, comprised of a 6" curb, 4' parkway or tree well area, 6' sidewalk and 1'-6" of "frontage zone," which is usually a buffer on the private property between the back of sidewalk and the closest vertical obstruction. Low walls of 3'-6" or less may be within the frontage zone. Please retain the bus pocket on State Street.

For the 130' right-of-way width on Las Positas Road, the PMP recommends a minimum 15' sidewalk corridor width, comprised of a 6" curb, 4' parkway or tree well area, 8' sidewalk and 1'-6" of "frontage zone," which is usually a buffer on the private property between the back of sidewalk and the closest vertical obstruction. Low walls of 3'-6" or less may be within the frontage zone.

Provide a site plan to show the existing and proposed sidewalk corridor dimensions on the site plan. If the existing dimensions are not consistent with the



PMP, a dedication of easement to meet the dimensions would be requested with the Specific Plan.

In order for the property frontages to be in compliance with the PMP, alteration or replacement of the existing street trees may be required. Please consult with Nathan Slack, Urban Forest Superintendent with the City's Parks and Recreation Division.

2. **Traffic.** The project site is located in Area 4 of the adopted City of Santa Barbara Traffic Model (Traffic Model). The proposed use, medical office, is not a listed use in the model so the City will use ITE traffic generation rates (10th edition of the ITE Manual).

Per ITE, the AM peak hour vehicle trip generation rate is 2.78 trips per 1,000 square feet of floor area for the land use type of "Medical-Dental Office Building". The PM peak hour vehicle trip generation rate is 3.46 trips per 1,000 square feet of floor area. Given the 17,986 square feet of building area that would be converted to medical office, it is anticipated that there would be 50 AM peak hour trips and 62 PM peak hour trips.

Trip generation is generally identified as a net change where existing trips generated at the site are subtracted from project trip estimates. However, the existing land use is considered a vacant land use. As such, no trip credits associated with the existing use are subtracted from the project trip generation and there is no reduction in estimated trip generation for the project.

Per the City's Traffic Management Strategy, an effected intersection is defined as operation at a vehicle traffic volume-to-intersection capacity ratio exceeding 77% during peak hours, which represents a high "C" level of service (LOS) within the A to F range of operating conditions. The 2011 General Plan EIR identified up to 27 intersections where significant future traffic congestion either exists or is expected to occur by the year 2030 during peak travel times. A significant project-specific traffic effect would result if a project's net peak-hour traffic generation would constitute 1% or more of the intersection capacity at one of the identified 27 intersections. Specific intersections of concern for the project site include the following in the nearby area, since they are either currently impacted or forecasted to be impacted by 2030: State Street / Las Positas Road and Las Positas Road / Highway 101 Southbound Ramps. If a significant effect occurs, it would be inconsistent with City Policy.

It is anticipated that distributing these trips to the city grid would constitute one percent or more of the intersection capacity at the identified future 2030 anticipated impacted intersections of Las Positas Road / State Street and Las Positas Road / Highway 101 Southbound Ramps. Therefore, project-specific traffic effects are anticipated as a result of the proposed project due to the size of the project, its land use, and its location. The project will need to have a traffic analysis performed by way of a traffic distribution model run, which is done by the City's consultant and paid for by the applicant. If project level traffic effects result, the project will need to be redesigned or the applicant will need to



demonstrate to the Planning Commission that the project qualifies for a community benefit due to policy inconsistency.

Please note that recent legislation, Senate Bill 743, is moving away from Level of Service to Vehicle Miles Traveled (VMT) to evaluate whether a project results in a significant environmental impact. Cities are required to implement Senate Bill 743 by July 1, 2020. Level of Service still remains as a General Plan policy consistency issue but will no longer be an impact under CEQA environmental review. There is no additional information at this point needed to conduct the VMT analysis. Per SBCAG's Regional Transportation Plan (adopted 2017), the subject site is located within a ½ mile of an existing major transit stop with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. Therefore, the project is not anticipated to have a significant environmental impact related to VMT.

3. **Existing State Street driveway.** No alterations to this driveway are anticipated to be required at this time.
4. **Existing Las Positas driveway.** As discussed in the traffic section above, the intersection of State Street / Las Positas Road is an impacted intersection. This driveway will need to be revised to include physical diversions to prohibit left turns into and out of the driveway (i.e., pork chop island).

The physical diversions are necessary as there is no space for a southbound left turn pocket, located within the Las Positas Road right-of-way, and left turns would lead to queueing at the signalized intersection and negatively impact the operation/safety of both the signalized intersection and project driveway.

As the project moves forward, coordination with the City Traffic Engineer on this issue will be required.

F. Building & Safety Division

1. The project site is located in a FEMA X zone.
2. The existing building may contain asbestos materials. If so, removal will be required as part of the building permit process.

III. **APPLICATIONS REQUIRED**

Based on the information submitted, the required applications would be:

A. Planning Division

1. A General Plan Amendment to change the land use designation from Parks and Open Space to Office/Medium Density Residential (12 du/ac) (SBMC Chapter 30.235); and
2. A Specific Plan to allow medical office use, affordable housing, and public uses (SBMC Chapter 30.265).

B. Engineering Division

1. Public Works Construction Permit for all work proposed with the public right-of-way

2. Public Improvement Plan (C-1)

C. Transportation Division

A Traffic Model Run will be required to determine if project-specific effects are anticipated as a result of the proposed project.

IV. **REQUIRED ADDITIONAL INFORMATION FOR APPLICATION SUBMITTAL**

Staff has also identified the following information as necessary in order to adequately review the proposed project. Please ensure that your formal application submittal contains at least the following:

A. Planning Division

1. **Owner's Signature:** Provide the owner's signature or an Owner/Agent Authorizin form.
2. **Letter to the Planning Commission:** Provide a separate letter addressed to the Planning Commission requesting Initiation of the Specific Plan and General Plan Amendment.
3. **Applicant Letter:** Provide an updated letter with the DART application. The current letter refers to both "Medium High" and "Medium Density" Residential designations. Please clarify. Provide information regarding the proposed use of the existing smaller building.
4. **Land Exchange:** Provide documentation that the land exchange is complete.
5. **PRT Letter:** Submit a copy of this letter, indicating how each of the comments of this letter have been addressed.
6. **DART Submittal Packet.** Submit all required information identified in the [DART Submittal Packet](#), including applicable information identified in the [Project Plan Requirements](#) handout (both available on City website).
7. **Parking.** Based on the survey map used for the land exchange, the attached buildings are 15,411 square feet. Therefore, a total of 61 vehicular parking spaces would be required. Although only 50 parking spaces are currently shown, there appears to be adequate area on the site to accommodate the additional required parking spaces. This however will need to be confirmed with your DART submittal. Additional parking spaces may also be required for smaller building, once the use is determined.
8. **Technical Studies:**
  - a. **Environmental Assessment (EA).** Provide a copy of the final EA that is being prepared as part of the transfer of the property out of federal ownership.
  - b. **Historic Resources:** Provide a copy of the historic resources evaluation of the Army Reserve Center building that is being prepared by Dudek. In addition, prepare a memo that explains how the report meets CEQA requirements. Both the report and memo are required to be reviewed by

the Historic Landmarks Commission. Please provide a copy of the letter from the State Historic Preservation Office dated July 16, 2007.

- c. **Hazardous Materials.** Email correspondence was received from Thomas M. Rejzek, Environmental Health Services Division, Santa Barbara County Public Health Department, which will be forwarded to you separately. As recommended in his email, provide a Phase I Environmental Site Assessment (ESA) report as part of the DART submittal to address potential issues associated with the former motor pool building, as well as an investigation into the former Underground Storage Tank area.

2. Address the following as part of the development of the site:

- a. **Alternative Energy.** The City of Santa Barbara supports use of alternative energy sources to conserve energy resources and reduce carbon emissions that contribute to climate change. Please show how the following will be addressed on the proposed site plan for the clinic.

Solar Energy. Installation of solar photo-voltaic arrays as part of new construction, redevelopment, and significant remodel projects should be provided in accordance with General Plan Policy ER6 and the City of Santa Barbara [Solar Energy System Design Guidelines](#).

Commercial and industrial projects require provision of a minimum of 5 watts of photovoltaic panel systems for every net new square foot of building floor area; or a photovoltaic system sized to meet a minimum of 30% of the average projected energy demand for the structure, whichever is lower.

- b. **Electric Vehicle Charging.** Project applicants are required to pre-wire developments to facilitate electric vehicle charging. This may be accomplished in a variety of ways depending on the scope of the project. Please refer to the Central Coast Plug-In Electric Vehicle Readiness Plan and the City Climate Action Plan Policy 20, and the 2019 CGC & CBC.

B. Transportation Division

1. **Standards for Parking Design.** The Project involves a change of use (§30.175.020) and is required to meet all current standards for parking design, which can be found on the City's website at: [http://www.santabarbaraca.gov/gov/depts/pw/transpark/project\\_review.asp](http://www.santabarbaraca.gov/gov/depts/pw/transpark/project_review.asp).
2. **Parking Data.** Provide a parking calculation on the plans indicating the **existing** number of automobile, motorcycle, and bicycle parking spaces, the **required** (by Zoning Ordinance) number of spaces for the development on site, and the



**proposed** number of spaces. Include the numbers of existing, required, and proposed standard, accessible, and compact automobile parking spaces.

3. **Minimum Parking Stall Dimensions.**

- a. Label the dimensions of parking stall widths and stall lengths for all existing and proposed parking spaces. Per the City's Access and Parking Design Standards, the minimum standard stall width is 8'-6". Wider stalls may be required when parking bay widths are narrower than standard, or vertical elements are adjacent to stalls. Clearly show the typical stall widths and lengths on the plans. Refer to the City's Access and Parking Design Standards for additional information.
- b. The Zoning Ordinance requires turnaround movements to be accomplished in one maneuver. One maneuver is one back up and one forward movement.
- c. In parking lots containing more than 10 spaces, a maximum of 30% of all required automobile parking may be for compact cars. The minimum compact stall width is 8'-0". The compact spaces shall be distributed throughout the parking lot, rather than concentrated in one area to maximize access and usability. Clearly label the compact stalls on the plans.

4. **Minimum Bay Dimensions.** Show the dimensions for all bay widths on the plans. Please refer to the City's Access and Parking Design Standards, Figure 2, page 6 for minimum dimensions of 90-degree parking, and Figure 3, page 7 for minimum dimensions of angled parking design.

5. **Vertical Elements.** If there is a vertical element in excess of 6" in height adjacent to a parking stall, an additional 1' of stall width is required to provide clearance. Show compliance on the plans.

6. **Driveway Width.** Where a parking area contains 25 or more parking spaces, or a projected total of 25 or more parking spaces, a two-way driveway is required with a minimum paving surface width of 22'. Dimension the driveway widths for all proposed driveways on the plans.

7. **Driveway Aprons.** Commercial driveway aprons may be between 12' and 30' wide. Refer to the Public Works Standard Construction Details for standard driveway apron designs.

8. **Driveway Materials.** All required off-street automobile parking areas and driveways within 100' of the property line shall be fully hard-surfaced with materials having equivalent service and durability as 2" thick asphaltic concrete, at minimum. Permeable paving solutions are encouraged.

9. **Visibility.** Per SBMC §30.175.090, Circulation and Safety, visibility shall be assured for pedestrians, bicyclists, and motorists entering, circulating within and leaving a parking facility. See SBMC § 30.140.230 Visibility at Driveways and

Intersections for additional information and diagrams. Demonstrate compliance on the plans.

10. **Accessible Parking.** Consult with Building and Safety staff to determine requirements for providing ADA accessible parking facilities.
11. **Bicycle Parking.** The subject site is nonconforming to bicycle parking per SBMC Section 30.175.020.3.c. As specified above, the proposed change in use requires the site be brought into compliance with SBMC Chapter 30.175. The current code requirements are outlined below:
  - a. **Nonresidential Use.** Per SBMC §30.175.040 one bicycle space per 1,750 square feet of floor area is required for the proposed “clinic” use, which should be designed in 50% “long-term” and 50% “short-term” configurations. Long-term bicycle parking consists of a variety of fixture types and layouts and may include racks, rooms, and lockers located in a variety of settings, both indoors and outdoors. Short-term bicycle parking usually consists of simple bicycle racks located near the front of the building or destination. Site planning is focused on convenience, utility and to improve security for the basic bicycle rack. Refer to the Access and Parking Design Standards for required design criteria.
  - b. **Bicycle Parking Plans.** Bicycle parking plans shall include bicycle parking locations, long-term and short-term parking designations, parking rack/device type, bicycle parking layout with dimensions, and enclosure details (where necessary).
  - c. **Dimensions.** Each standard surface bicycle parking space shall be a minimum of 2’ x 6’. Please be sure to include the manufacturer’s spec sheet of the proposed rack/device type in the plans, a standard short-term bicycle parking detail is referenced on page 20 of the [Access & Parking Design Standards](#).
  - d. **Location & Visibility** – Bicycle parking shall be at least as convenient as automobile parking. Short-term bicycle parking should be visible and as close as possible to the main entrance or doorway of the destination and in general proximity to bike and pedestrian paths.

Please refer to the **Access & Parking Design Standards**, beginning on page 17, for all applicable bicycle parking standards.

C. Environmental Services

There are currently no active services with MarBorg. When the property is developed for the medical clinic, the following will be required:

1. **Capacity:**

Project requires containers for: Trash, Recycle, and Food scrap.

Show all proposed containers to scale on the site plan and indicate the size and waste stream of each (i.e., trash 95-gallon cart).

2. **Screening:**

Show containers in an enclosure or storage location that is adequately screened from public view. Screening can be accomplished with an enclosure or landscaping.

For carts, screening is required to be a minimum of 5 feet in height. For dumpsters, screening is required to be a minimum of 7 feet in height.

3. **Access:**

Indicate the path of travel of the containers from the enclosure to Las Positas Road where they will be serviced by the waste hauler. Path of travel cannot exceed 2% grade for dumpsters and must be smooth pavers (i.e., concrete).

Show all pedestrian gates and hauler access gates in the open position. For swing gates, show open at 120 degrees. For sliding gates, show in the open position.

When using sliding gates, the gate track must be a top mount, or a recessed track to not obstruct the dumpster wheels when removed for servicing.

4. **Off-Site Enclosure:**

If the containers and/or enclosure your project uses for operations is located on another parcel, you must record an Off-Site Trash Enclosure Easement for permit approval.

Please email Dan at [ddrowell@santabarbaraca.gov](mailto:ddrowell@santabarbaraca.gov) to receive the City Approved Template for this easement as early in the process as possible.

5. **Resources:**

Our enclosure guide is available here with container dimensions on page 18: [www.SantaBarbaraCA.gov/EnclosureGuide](http://www.SantaBarbaraCA.gov/EnclosureGuide)

Our enclosure guide is available here with dumpster diagrams on page 15: [www.SantaBarbaraCA.gov/EnclosureGuide](http://www.SantaBarbaraCA.gov/EnclosureGuide)

V. **ENVIRONMENTAL REVIEW:**

Determining the level of environmental review is dependent on a thorough project description in the applicant letter that provides information about the existing setting (e.g., size of the parcel, amount of development, use of buildings, natural habitat on site, easements, etc.) and the proposed project (e.g., demolition of structures, grading, habitat removal, uses of the site, restoration or structures and/or natural habitat, etc.).

Once the formal application has been received and deemed complete, staff will begin the environmental review of the subject development application. During this period, you may be contacted to discuss measures to avoid or reduce environmental effects anticipated to result from the proposed project.

VI. **FEES**

Please be informed that fees are subject to change at a minimum annually (typically in August). Additionally, any fees required following Planning Commission approval will be assessed during the Building or Public Works Plan Check phase and shall be paid prior to issuance of the building



or other permit. Based on the information submitted, the subject project requires the following additional fees for the following reasons:

A. Planning Division

*Prior to the application being deemed complete:*

Initiation Fee .....	\$4,510.00
Specific Plan Fee (deposit) .....	\$20,000.00
General Plan Amendment Fee (deposit) .....	\$15,000.00
Environmental Review Fee (MEA) .....	\$345.00
Technical Studies Fee (per study) .....	\$630.00
Historic Structures Report Review Fee .....	\$500.00
Mailing List Service Fee (Per Noticed Hearing) .....	\$155.00

B. Engineering Division

*Following Planning Commission approval:*

Fee..... TBD

C. Wastewater

Fee..... TBD

D. Water Supply/Distribution

Fee..... TBD

E. Transportation Division

*Prior to the application being deemed complete:*

Traffic Trip Generation Analysis Fee .....	\$561.00
Traffic Model Fee (staff fee only; there will be separate consultant contract fee for the model run) .....	\$839.00

*Following Planning Commission approval:*

Plan Check Fee .....

F. Building & Safety Division

*Following Planning Commission approval:*

Plan Check Fee ..... TBD

**VII. NEXT STEPS:**

1. Submit Initiation fee, mailing list fee, and materials for Planning Commission Initiation hearing.
2. Initiation of General Plan Amendment and Specific Plan by the Planning Commission.
3. Make an appointment with the case planner to submit a DART application.
4. DART application submitted for completeness review.

5. DART application reviewed for completeness by City staff.
6. Determination of Environmental Review process.
7. Planning Commission review and recommendation to City Council.
8. City Council review of General Plan Amendment and Specific Plan.
9. City Council Final review of pertinent land development documents, easements, abandonments, annexation, rezoning, etc.

*Please Note: The Planning Commission conducts regular site visits to project sites, generally the Tuesday morning prior to the scheduled hearing date.*

*Also note that you will also be required to post the public notice on the site in accordance to current noticing requirements. It is the applicant's responsibility to monitor that the notice on site remains legible and visible to the public.*

### VIII. CONTACTS

The following is a list of the contact personnel for the various City departments and/or divisions working on the processing of your application:

Planning Division, 564-5470, ext. 4560 ..... Kathleen Kennedy, Project Planner  
Creeks Division, 897-2658 ..... Jim Rumbley, Project Planner  
Fire Department, 564-5702 ..... Aaron Lynn, Fire Inspector I  
Engineering Division, 564-5363 ..... Adam Hendel, Principal Civil Engineer  
Water Supply/Distribution, 564-5406 ..... Maggi Heinrich, Water Resources Specialist  
Wastewater, 564-5406 ..... Bradley Rahrer, Wastewater Collections System  
Superintendent or Patricia Vogel, Engineering  
Technician II  
Transportation Division, 564-5385 ..... Jessica Grant, Supervising Transportation Planner  
or Michelle Bedard, Associate Transportation  
Planner  
Building & Safety Division, 564-5485 ..... Chris Short, Senior Plan Check Engineer/  
Floodplain Coordinator

### IX. CONCLUSIONS/GENERAL COMMENTS

These comments constitute your PRT review. The project is scheduled for review at a meeting on **Tuesday, July 28, 2020 FROM 2:00 P.M. TO 3:00 P.M.** with staff from the Planning, Engineering, Water Resources, Transportation, and Building & Safety Divisions and the Fire Department. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions on the PRT comments at that time. If you do not feel it is necessary to meet with staff to discuss the contents of the letter or the project, please call me at (805) 564-5470 by **Monday, July 27, 2020**. If we do not hear from you by this date, we will assume that you will be attending the scheduled meeting.

Prior to submitting your Initiation application, please make an appointment with me to review the materials and ensure that all of the required items are included in the application package. Prior to submitting a formal DART application, please make an appointment with me to review the materials and ensure that all of the required items are included in the application package. If you have any general or process questions, please feel free to contact me.

**X. EXPIRATION OF PRT COMMENTS**

Comments and recommendations from any Pre-Application Review are valid for a period of 12 months from the date of the Pre-Application Review Team letter. As stated above, if a project is substantially revised, or if applicable policies, regulations, or procedures change that could affect the recommendations or conclusions of the Pre-Application Review, the Team may require a subsequent Pre-Application Review prior to formal application submittal. If, however, there are no substantial changes to either the project or any relevant policies, regulations, and procedures, the Team may allow the submittal of a formal application for a development project up to a maximum of 24 months after the date of the Pre-Application Review Team letter.

Sincerely,



Kathleen A. Kennedy  
Project Planner

cc: Thuy Ta, Branch Chief, US General Services Administration, via email  
Planning File  
Adam Hendel, Principal Civil Engineer  
Brad Rahrer, Wastewater Collections System Superintendent  
Patricia Vogel, Engineering Technician II  
Dan Rowell, Environmental Services Specialist I  
Joe Poire, Fire Battalion Chief  
Aaron Lynn, Fire Inspector I  
Jessica Grant, Supervising Transportation Planner  
Michelle Bedard, Associate Transportation Planner  
Chris Short, Senior Plan Check Engineer/ Floodplain Coordinator  
Maggi Heinrich, Water Resources Specialist  
Jill Zachary, Director, Parks & Recreation  
Jim Rumbley, Project Planner/Creeks



**Chapter 30.XXX**

**COMMUNITY HEALTH CENTER  
SPECIFIC PLAN (SP11-CHC) ZONE**

**Sections:**

- 30.XXX.010 Purpose.**
- 30.XXX.020 Applicability.**
- 30.XXX.030 Land Use Regulations.**
- 30.XXX.040 Development Standards.**
- 30.XXX.050 Design Review Required.**

**30.XXX.010 Purpose.**

It is the purpose of the Community Health Center Specific Plan to establish an overlay zone allowing a community health clinic in close proximity to public transit and existing commercial and recreational uses.

**30.XXX.020 Applicability.**

The regulations of this chapter apply within the SP11-CHC Zone depicted in Figure 30.XXX, Community Health Center Specific Plan Area, at the end of this chapter and shown on the Official Zoning Map.

**30.XXX.030 Land Use Regulations.**

The following uses are permitted in the SP11-CHC Zone:

1. Any non-residential use permitted in the O-M Zone subject to the permit requirements, restrictions, and limitations applicable in the O-M Zone.
2. Any residential use permitted in the O-M Zone, provided however that all residential units must be sold or rented to very low, low, and/or moderate income households according to the procedures specified in the City's Affordable Housing Policies and Procedures.
3. Staging for emergency services by a public agency.

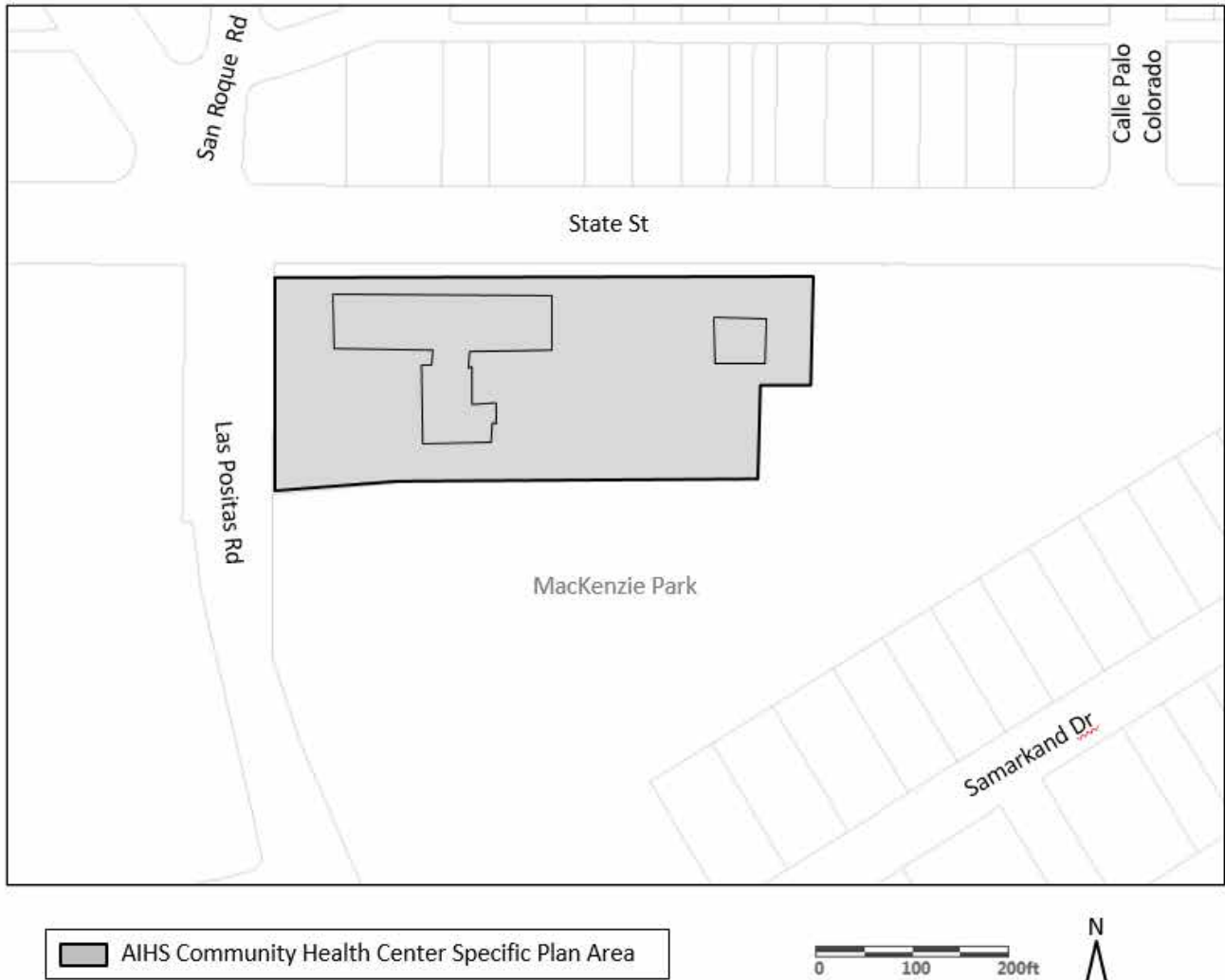
**30.XXX.040 Development Standards.**

- A. All development standards applicable in the O-M Zone shall apply.
- B. A public works permit for public improvements along both State Street and Las Positas Road shall be required along with any required building permit, as determined by the Community Development and Public Works Departments.

**30.XXX.050 Design Review Required.**

Existing development on site includes historic resources; therefore all development shall be subject to review and approval by the Historic Landmarks Commission pursuant to SBMC 30.220.020.

**Figure 30.XXX:**  
**Community Health Center Specific Plan (SP11-CHC)**





### 30.25.020 Land Use Regulations – Commercial and Office Zones

Table 30.25.020 prescribes the land use regulations for Commercial and Office Zones.

Use classifications are defined in Chapter 30.295, Use Classifications. In cases where a specific land use or activity is not defined, the Community Development Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table, or not found to be substantially similar to the uses below, are prohibited.

The table also notes additional land use regulations that apply to various uses. Numbers in parentheses refer to specific limitations listed at the end of the table. Section numbers in the right hand column refer to other sections of this Title.

<b>TABLE 30.25.020: LAND USE REGULATIONS—COMMERCIAL AND OFFICE ZONES</b>					
<i>“A” Allowed Use</i> <i>“PSP” Performance Standard Permit Required</i> <i>“CUP” Conditional Use Permit Required</i>			<i>“—” Use Not Allowed</i> <i>“(#)” Specific Limitations at the end of the table</i>		
<i>Use Classification</i>	<i>O-R</i>	<i>O-M</i>	<i>C-R</i>	<i>C-G</i>	<i>Additional Regulations</i>
<b>Residential Uses</b>					
Residential Housing Types					
Single-Unit Residential	A	A	A	A	
Two-Unit Residential	A	A	A	A	
Multi-Unit Residential	A	A	A	A	
Special Residential Unit Types					
Accessory Dwelling Unit	A	A	A	A	§30.185.040, Accessory Dwelling Units
Caretaker Unit	A	A	A	A	§30.185.120, Caretaker Unit
Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices					
6 or fewer individuals	A	A	A	A	§30.185.140, Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices
7 to 12 individuals	A	A	A	A	
More than 12 individuals	CUP	CUP	CUP	CUP	
Family Day Care Home					
Small	A	A	A	A	
Large	A	A	A	A	
Group Residential	PSP	PSP	PSP	PSP	§30.185.190, Group Residential
Home Occupation	A	A	A	A	§30.185.200, Home Occupation

TABLE 30.25.020: LAND USE REGULATIONS—COMMERCIAL AND OFFICE ZONES					
“A” Allowed Use “PSP” Performance Standard Permit Required “CUP” Conditional Use Permit Required			– “ Use Not Allowed “(#)” Specific Limitations at the end of the table		
Use Classification	O-R	O-M	C-R	C-G	Additional Regulations
Live-Work Unit	Allowed subject to the highest permit level required for any individual use or component of the project.				§30.185.240, Live-Work Units
Mobilehome Park	CUP(1)	CUP(1)	CUP(1)	CUP(1)	§30.185.280, Mobilehome and Permanent Recreational Vehicle Parks
Supportive Housing	§30.185.430, Transitional and Supportive Housing				
Transitional Housing	§30.185.430, Transitional and Supportive Housing				
Public and Semi-Public Uses (2)					
Cemetery	CUP	CUP	CUP	A	
College and Trade School	CUP	CUP	CUP	A	
Community Assembly	CUP	CUP	CUP	A	
Community Garden	A	A	A	A	§30.185.130, Community and Market Gardens
Cultural Institution	CUP	CUP	CUP	A	
Day Care Center	CUP	CUP	A	A	§30.185.150, Day Care Centers
Emergency Shelter	CUP	CUP	CUP	CUP	§30.185.170, Emergency Shelter
Hospitals and Clinics					
Hospital	–	CUP	CUP	CUP	
Clinic	CUP	A	CUP	A	
Birth Center	–	A	A	A	
Instructional Services	–	–	A	A	
Park and Recreation Facility	CUP	CUP	CUP	CUP	§30.185.350, Recreation Facilities
Public Facilities	CUP	CUP	CUP	A	
Recreational Vehicle and Camping Parks, Overnight	–	–	CUP	CUP	§30.185.320, Overnight Recreational Vehicle and Camping Parks
Recreational Vehicle Parks, Permanent	CUP(1)	CUP(1)	CUP(1)	CUP(1)	§30.185.280, Mobilehome and Permanent Recreational Vehicle Parks
Schools	CUP	CUP	CUP	A	
Skilled Nursing Facility	–	CUP	CUP	CUP	

<b>TABLE 30.25.020: LAND USE REGULATIONS—COMMERCIAL AND OFFICE ZONES</b>					
<i>“A” Allowed Use</i> <i>“PSP” Performance Standard Permit Required</i> <i>“CUP” Conditional Use Permit Required</i>			<i>“–” Use Not Allowed</i> <i>“(#)” Specific Limitations at the end of the table</i>		
<i>Use Classification</i>	<i>O-R</i>	<i>O-M</i>	<i>C-R</i>	<i>C-G</i>	<i>Additional Regulations</i>
Social Service Facilities	CUP(3)	CUP(3)	CUP(3)	CUP(3)	
<b>Commercial Uses</b>					
Adult Entertainment Facilities	–	–	–	A	§30.185.060, Adult Entertainment Facilities
Agriculture	A	A	A	A	§30.185.070, Agriculture
Animal Care, Sales and Services					
Animal Daycare	–	–	A(4)	A(4)	
Animal Shelter and Boarding	–	–	A(5)	A(5)	
Grooming and Pet Stores	–	–	A(4)	A(4)	
Veterinary Services	–	–	A(4)	A(4)	
Artist Studio	–	–	A	A	
Automated Teller Machine	A	A	A	A	§30.185.080, Automated Teller Machines
Automobile/Vehicle Sales and Services					
Automobile/Vehicle Rentals	–	–	A	A	
Automobile/Vehicle Sales and Leasing	–	–	–	A(6)	
Car Washing Facilities	–	–	PSP	PSP	§30.185.090, Automobile/Vehicle Fueling Stations or Car Washing Facilities
Fueling Station	–	–	PSP(7)	PSP	§30.185.090, Automobile/Vehicle Fueling Stations or Car Washing Facilities
Service and Repair, Minor	–	–	CUP	A	
Banks and Financial Institutions	A	A/PSP(8)	A	A	§30.185.100, Banks and Financial Institutions in the O-M Zone
Business Services	–	–	A	A	
Cannabis Storefront-Retailer	–	–	A(19)	A(19)	Chapter 9.44 Commercial Cannabis Businesses
Commercial Entertainment and Recreation					



TABLE 30.25.020: LAND USE REGULATIONS—COMMERCIAL AND OFFICE ZONES					
<i>“A” Allowed Use</i> <i>“PSP” Performance Standard Permit Required</i> <i>“CUP” Conditional Use Permit Required</i>			<i>“—” Use Not Allowed</i> <i>“(#)” Specific Limitations at the end of the table</i>		
Use Classification	O-R	O-M	C-R	C-G	Additional Regulations
Cinema/Theater	—	—	—	A	
Large-scale	—	—	—	CUP	§30.185.350, Recreation Facilities
Small-scale	—	—	A	A	
Eating and Drinking Establishments	—	—	A	A	
Food Preparation	—	—	A(9)	A(10)	§30.185.380, Seafood Odor Control
Funeral Parlors and Interment Services	—	—	A	A	
Hotels and Similar Uses	CUP(11)	—	A	A	§30.185.220, Hotels and Similar Uses
Maintenance & Repair Services	—	—	A	A	
Market Garden	A	A	A	A	§30.185.130, Community and Market Gardens
Medical Cannabis Dispensaries	—	—	—	—	Nonconforming Use. Formerly codified as §30.185.250, Medical Cannabis Dispensaries
Nurseries and Garden Centers	—	—	A	A	
Offices					
Business and Professional	A	A(12)	A	A	
Medical and Dental	A	A	A	A	
Outdoor Sales and Display	—	—	A(13)	A	§30.185.300, Outdoor Sales and Display
Outdoor Seating	—	—	A(14)	A(14)	
Parking, Public or Private	A	A	A	A	
Personal Services	—	—	A	A	
Retail Sales					
Food and Beverage Retail Sales	—	—	A	A	
General Retail	—	A/PSP(15)	A	A	§30.185.260, Medical Equipment Supply Stores

TABLE 30.25.020: LAND USE REGULATIONS—COMMERCIAL AND OFFICE ZONES					
“A” Allowed Use “PSP” Performance Standard Permit Required “CUP” Conditional Use Permit Required			“–” Use Not Allowed “(#)” Specific Limitations at the end of the table		
Use Classification	O-R	O-M	C-R	C-G	Additional Regulations
Neighborhood Market	PSP	PSP	PSP	PSP	§30.185.370, Retail Sales, Neighborhood Market
Industrial Uses					
Building Materials and Services	–	–	–	A(16)	
Custom Manufacturing	–	–	–	A(16)	
Food and Beverage Manufacturing, Limited/Small Scale	–	–	A(16)	A(16)	§30.185.380, Seafood Odor Control
Household Hazardous Waste Collection Facility	–	–	A	A	
Industry, Limited	–	–	–	A(16)	
Research and Development	A(17)	–	A(17)	A	
Warehousing and Storage					
Personal Storage	–	–	–	A(18)	
Transportation, Communication, and Utilities Uses					
Telecommunications Facilities	§30.185.410, Telecommunications Facilities				
Transportation Passenger Terminals	–	–	–	PSP	
Public Works and Utilities	§30.185.340, Public Works and Utilities				
Other Applicable Types					
Accessory Uses and Buildings	A/PSP	A/PSP	A/PSP	A/PSP	§30.185.030, Accessory Uses and §30.140.020, Accessory Buildings
Animal Keeping	A	A	A	A	§30.185.210, Horse Keeping and SBMC 6.08, Care and Keeping of Animals
Cannabis Cultivation, Personal	§30.185.110, Cannabis Cultivation for Personal Use				
Mixed-Use Development	Mixed-Use Development is allowed subject to the regulations of the specific uses and applicable zone and permit requirements for any individual use or component of the project.				

TABLE 30.25.020: LAND USE REGULATIONS—COMMERCIAL AND OFFICE ZONES					
“A” Allowed Use “PSP” Performance Standard Permit Required “CUP” Conditional Use Permit Required			– “ Use Not Allowed “( # ) ” Specific Limitations at the end of the table		
Use Classification	O-R	O-M	C-R	C-G	Additional Regulations
Mobilehome	§30.185.270, Mobilehomes, Recreational Vehicles, and Modular Units, Individual Use; and §30.185.420 Temporary Uses				
Nonconforming Use	Chapter 30.165, Nonconforming Uses, Site Development, and Uses				
Solar Energy Systems	§30.140.090.D.8, Solar Energy Systems, and §30.185.400, Solar Energy Systems				
Temporary Use	§30.185.420, Temporary Uses				
Specific Limitations					
1. Not allowed in a Historic or Landmark District. Allowed within a High Fire Hazard Area if designed to meet high fire construction standards adopted or enforced by the City, as determined by the Chief Building Official or the Fire Code Official.					
2. Other public or semi-public facilities not specifically permitted may be allowed in any zone pursuant to Conditional Use Permit approval.					
3. Must be located a minimum 300 feet from any other social service facility or emergency shelter.					
4. All activities shall be conducted within an enclosed building.					
5. Limited to boarding of cats and other household pets, excluding dogs. All activities shall be conducted within an enclosed building. Breeding is not permitted.					
6. Limited to sales of used automobiles; new or used motorcycles and mopeds are allowed.					
7. Limited to no more than six fuel dispensers, which may each serve two vehicles.					
8. Banks with 1,000 square feet of floor area or less per lot are allowed. Banks with more than 1,000 square feet of floor area per lot require Performance Standard Permit approval.					
9. Limited to no more than 10 employees at any given time.					
10. Limited to no more than 20 employees at any given time.					
11. Limited to Hotels located in Structures of Merit or Landmarks pursuant to Chapter 22.22, Historic Structures, or in another structure on the same lot as a Structure of Merit or Landmark used as a Hotel.					
12. Limited to offices related to medical and dental field only.					
13. Limited to outdoor uses associated with Fueling Stations and Nurseries and Garden Centers.					
14. In conjunction with any establishment that serves or sells food or beverages.					
15. Limited to pharmacies and medical equipment supply stores. Medical equipment supply stores with 3,000 square feet of floor area or less per lot are allowed. Medical equipment supply stores with more than 3,000 square feet of floor area per lot require a Performance Standard Permit.					
16. Limited to no more than 10 employees engaged in manufacturing. Manufacturing activities are limited to accessory uses as defined in §30.185.030, Accessory Uses, and may occupy no more than 25% of the floor area in a structure in the C-R Zone and 50% in the C-G Zone.					



TABLE 30.25.020: LAND USE REGULATIONS—COMMERCIAL AND OFFICE ZONES					
<i>“A” Allowed Use</i>			<i>“—” Use Not Allowed</i>		
<i>“PSP” Performance Standard Permit Required</i>			<i>“(#)” Specific Limitations at the end of the table</i>		
<i>“CUP” Conditional Use Permit Required</i>					
<i>Use Classification</i>	<i>O-R</i>	<i>O-M</i>	<i>C-R</i>	<i>C-G</i>	<i>Additional Regulations</i>
17. Limited to the Land Use Regulations, Operational and Performance Standards in Chapter 30.65, Research and Development (RD) Overlay Zone.					
18. Individual storage compartments not to exceed 400 square feet in area.					
19. Cannabis Storefront-Retailer uses require a commercial cannabis business permit pursuant to Chapter 9.44.					

(Ord. 5834, 2018; Ord. 5815, 2017)





## **CITY OF SANTA BARBARA**

### **COUNCIL AGENDA REPORT**

**AGENDA DATE:** February 8, 2022

**TO:** Mayor and Councilmembers

**FROM:** Administration Division, Finance Department

**SUBJECT:** Execute Agreement With OpenGov, Inc., For On-line Digital Budget Book And Appropriate General Fund Reserves In Fiscal Year 2022

**RECOMMENDATION:** That Council:

- A. Authorize the Finance Director to execute a one year agreement with OpenGov, Inc., for a total of \$117,543 to transition from a printed budget document to an on-line, interactive digital format for the City's budget; and
- B. Appropriate available General Fund reserves in Fiscal Year (FY) 2022 in the amount of \$117,543 in the Finance Department.

#### **DISCUSSION:**

The City's annual budget is available on the City's website as well as printed in hardcopy for elected officials and a select number of staff. Staff recommends transitioning from the printed budget document to an interactive, digital budget book, which would be presented in a more understandable way, broaden citizen engagement, and strengthen public trust. The platform is a product of OpenGov Inc., with whom the City currently contracts for their transparency platform. The addition of this platform allows staff to create a more collaborative, interactive experience with heightened transparency for the public.

The City would access an online budget book tool using the "story" module from OpenGov. This module allows staff to present financial information, performance objectives, and department information in an easy to understand format while still maintaining many characteristics in the current book. The system also has the potential to replace existing static reports with interactive virtual reports that members of the public will have greater access to view and learn about a variety of City functions.

Staff presented an overview of the proposed online budget tool to the Finance Committee on December 14, 2021, and the Finance Committee voted unanimously to support this

initiative and bring the item to the City Council for consideration and approval of the agreement.

Once the City has implemented the “stories” module for the upcoming FY2023 budget in the coming months, staff will look to expand leveraging the OpenGov platform and functionality further by implementing the Workforce Planning module which will allow staff to more easily create scenario analyses that will save time over current calculation methods. It will also allow for a more centralized process with departments during the budget development process as it integrates with the City’s current financial management system.

The system could potentially replace other databases for the City, such as the Capital Improvement Plan and Performance Objectives databases, in the future.

### **BUDGET/FINANCIAL INFORMATION:**

Staff is recommending implementing the Reporting and Transparency platform for the online budget book for the FY2023 budget which will be published in April 2022. Implementing this tool was not a project included in the FY2022 adopted budget; however, staff recommend proceeding with implementing this platform for the FY2023 budget process. This strategy will allow the City to have the platform in place for a year, give staff time and experience using the new tool, and be fully prepared to utilize this platform in preparing for the next 2-year financial plan process for the FY2024 & FY2025 budget. Staff has negotiated an agreement for a one year term, and will plan to extend it in future fiscal years.

The FY2022 annual license for the reporting and transparency platform is \$81,283, and professional consulting services of \$36,260 are required to ensure the application is set up correctly and fully integrates with the City’s financial system for a total FY2022 project cost of \$117,543.

Staff is seeking the City Council’s approval of an appropriation request of available General Fund Reserves of \$117,543 in the Finance Department. General Fund reserves are projected to be below policy target levels of 15% disaster reserves and 10% contingency reserves totaling 25% reserves by the end of FY2022. This appropriation request will further reduce available reserves.

Additionally, staff is estimating approximately 200 staff hours could be diverted to other activities, such as budgetary analysis or quality control as a result of efficiencies. There will also be expenditure savings in printed document costs for paper, binders, toner, and other items totaling approximately \$5,000 annually. It is anticipated that many more staff hours could be diverted across all departments in future years as additional process and reporting efficiencies are achieved once the systems have been fully utilized.

The Finance Department’s FY2023 proposed budget will include the necessary appropriations to implement the budgeting and workforce planning suite, which will

require funding from all City departments to proportionately fund a share of the total cost of the suite. Budget appropriation will be necessary for each subsequent contract year.

The City's budget documents can be accessed [here](#), and the online financial transparency tool can be accessed [here](#).

**SUSTAINABILITY AND RESILIENCE IMPACT:**

Implementing this project is in line with greater sustainability and resilience goals of the City through leveraging technology to disseminate information to a broad audience and minimizing the use of paper and other materials.

A copy of the agreement is available for public review in the Finance Department by contacting Keith DeMartini, Finance Director, at [kdemartini@santabarbaraca.gov](mailto:kdemartini@santabarbaraca.gov).

**PREPARED BY:** Keith DeMartini, Finance Director

**SUBMITTED BY:** Keith DeMartini, Finance Director

**APPROVED BY:** City Administrator's Office